

# THE BEST 42 HOUSE-OF-THE-MONTH HOMES

50¢



Design 553



Design 537



Design 560

BY OUTSTANDING ARCHITECTS

WORKING DRAWINGS AVAILABLE

RANCH HOUSES • CAPE CODS • SPLIT LEVELS

1- 1½ AND 2 STORY • 4 TO 8 ROOMS



# There are BLUEPRINTS and BLUEPRINTS!

**T**here are good ones, poor ones and indifferent ones; just as there are good pictures and poor ones; good books and books you don't waste time reading.

## A SET OF BLUEPRINTS . . .

and the house you build from it can be no better than the architect's basic design.

## ARCHITECTURAL SERVICES . . .

unfortunately, seem expensive when a small house is custom designed for an individual family. The recommended fee of the architectural societies is ten percent of the construction cost for full architectural service.

## GOOD DESIGNS ARE AVAILABLE . . .

Outstanding architectural designs by top-flight architects are available—and at costs that are nominal. They can be provided only by an organization like the House-of-the-Month. It can be done only because its plans were drawn and paid for as part of its service to its many subscribers in the banking and building industry. Don't settle for a "stock" plan by an unnamed architect. Every design in this book carries the name of one of the well-known architects who contributed plans to it.

## ARCHITECT DESIGNED HOUSES . . .

are more attractive. They not only look better, they are more readily resaleable if the need arises. They are more comfortable and convenient to live in. Every design in this book is the product of an outstanding small-house specialist, most of them members of the American Institute of Architects. These specialists, whose plans appear in this book, know how to utilize every square inch of space to best advantage. As a result, their houses produce more value for each dollar of construction cost.

## MEET THE ARCHITECTS

The high professional standing of the leading architects whose plans make up this book is your assurance that a home built from the blueprints of a House-of-the-Month will be satisfactory in every respect.

William G. Chirgotis  
Stephen Nolan  
Jan Reiner

George D. Conner  
Edward M. Pitt  
Royal Barry Wills

Randolph Evans  
Louis Pouris  
L. Morgan Yost

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# HOW TO USE THIS BOOK

*It is a PRACTICAL home plan book.* It contains illustrations of 42 attractive houses among which you should find *your ideal home*. Floor plans are shown, together with a simple description of each house.

Most important, it makes it easy for you to get detailed **WORKING DRAWINGS** (blueprints), and **SPECIFICATIONS** from which to build a home to fit any lot from 40' in width up. (See page 47 for specific information on how to get blueprints.)

It may save you hundreds of dollars. It will chart you safely past many of the common pitfalls of home building.

1. Examine all 42 home designs carefully for the one best adapted to your family and budget. Study the floor plans particularly. Remember that poor plans are expensive no matter how little they cost,

for economy of construction begins on the architect's drawing board.

2. Read "Building Without Tears, The ABC's of Homebuilding" on the following two pages. Each item is a guide post on the road to successful building.

3. Order blueprints and specifications as explained on page 47.

4. With blueprints and specifications, get actual cost estimates from builders and arrange financing with a mortgage lending institution.

5. We suggest that when you build from a House-of-the-Month plan you retain a local architect to make any desired minor changes, to supervise construction and to make certain that your house is built according to the plans and specifications.

## HOW TO FIND THE BEST PLAN FOR YOUR FAMILY

The designs are arranged in order of their size by square foot area of floor space. Thus the smaller houses are in the front of the book.

The areas given are for the livable space. They do not include basement, attic, garage, porches or terraces unless specifically stated, for in most instances

these are included or left out according to the wish of the owner. Unfinished second floors are not included in the square footage. The number of bedrooms is given, rather than the total number of rooms for all homes include a living room, kitchen, bath and some provision for dining.

### 2 BEDROOM HOMES

No. 531, 532, 534, 535, 536, 537, 542, 543, 544, 545, 547, 548, 552, 554, 559, 561, 564.

### 3 BEDROOM HOMES

No. 532, 533, 534, 536, 538, 539, 540, 541, 544, 546, 548, 549, 550, 551, 553, 555, 556, 557, 558, 560, 561, 563, 565, 566, 567, 568, 569, 571, 572.

### 4 BEDROOM HOMES

No. 535, 537, 542, 543, 545, 547, 554, 555, 559, 561, 564, 565, 570.

### SPLIT LEVEL HOMES

No. 548, 553, 563, 571.

### EXPANDABLE HOMES

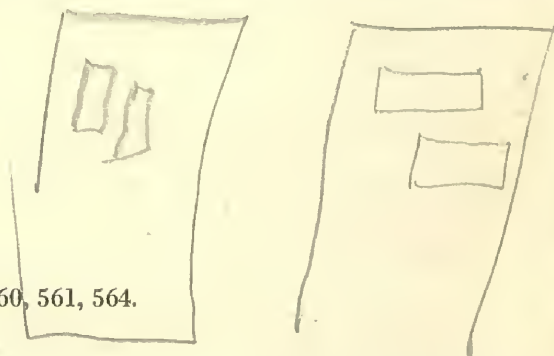
No. 532, 535, 536, 537, 540, 542, 543, 544, 545, 547, 548, 554, 559, 560, 561, 564.

### ONE STORY HOMES

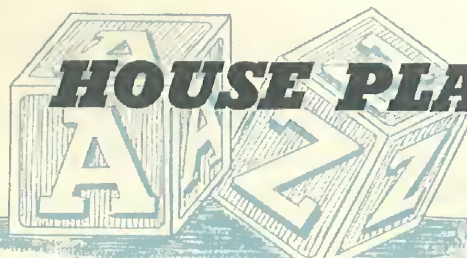
No. 531, 532, 533, 534, 535, 538, 539, 540, 541, 546, 547, 549, 550, 551, 552, 555, 556, 557, 558, 560, 561, 566, 567, 568, 569, 572.

### 1 1/2 & 2 STORY HOMES

No. 532, 536, 537, 540, 542, 543, 544, 545, 547, 548, 553, 554, 561, 563, 564, 565, 570, 571.







# HOUSE PLANNING *from A to Z*

by **HOWARD LELAND SMITH**

FORMERLY PRINCIPAL ARCHITECTURAL ADVISOR  
FEDERAL HOUSING ADMINISTRATION

- A.** Before you start to plan a house, select a building lot. Its location and topography will influence the design and determine to a large degree the proper room arrangement.
- B.** The following utilities should be available to the property—water, sewer, electricity, gas and telephone.
- C.** A desirable building lot should be located on a hard surfaced road and within easy walking distance of public transportation. Make sure that public snow removal facilities are provided to keep roads open in winter. Sidewalks are desirable along at least one side of street.
- D.** The neighborhood in which you select your lot should have police and fire protection. Garbage and trash collection also are features which the community should provide.
- E.** If you wish to maintain the value of your property over a long period, select a lot where zoning ordinances have been established. They will provide protection to your property against encroachments of business establishments, rooming houses, multi-family type dwellings, and also protect the area against other adverse influences.
- F.** It is essential that the community in which you locate be served by good schools, churches, shopping centers, and places of amusement.
- G.** After you have located a lot and before a contract is entered into for its purchase, examine it for the following conditions: Is the ground level enough to permit an economical plan? Are there any evidences of earth fill which may cause foundation settlements? Will the property lend itself to satisfactory drainage so that the basement will be dry? Is the soil suitable for gardening, trees, shrubs and grass?
- H.** After you have satisfied yourself that you have chosen a good site, obtain the services of a civil engineer or land surveyor to provide you with a survey of the property. The survey should furnish you with the following information: points of compass; lot lines (their direction and lengths); grade contours at one foot intervals; location and depth of sewer; location of water and gas mains and electric lines; location of all trees which you wish to preserve. Any easements through or along lot lines should be indicated.
- I.** Find out the direction of prevailing breezes in summer and note their direction with an arrow on your survey.
- J.** Before beginning preliminary plan sketches, obtain copies of all rules and regulations governing building activities for the area where your lot is situated. These may include a local building code, local zoning restrictions, fire underwriters regulations, and possibly a local, county or state sanitary law. If you plan to finance your house with an FHA insured mortgage, obtain a copy of the latest Minimum Property Requirements from the local Federal Housing Administration office having jurisdiction.
- K.** Design your house to be in harmony with those in the neighborhood.
- L.** Plan your house to fit the lot and thus avoid the need of changing existing grade levels to fit the house.
- M.** Strive for architectural appeal, not by means of false elements of design, but rather by simple lines that will lend dignity to the structure.



**N.** Avoid false fronts such as the use of brick or stone on the street facade, and the use of cheaper facing materials for the side and rear elevations.

**O.** Avoid "trick" design features as they may place your house in a "fad" category and adversely affect the value of your property over a long period.

**P.** It is wiser to spend money on good landscaping than on design oddities which are obviously used for dramatic purposes.

**Q.** When developing your floor plans, arrange your rooms to obtain privacy both from within and without.

**R.** Provide each room with ample light and ventilation. Locate your master bedroom, porches or terraces so they will benefit from the prevailing summer breezes.

**S.** Provide easy access to each room and ample wall space for the proper placement of furniture.

**T.** Provide adequate closets for each bedroom, hall, kitchen, and plenty of general storage space in the attic, basement or elsewhere within the structure.

**U.** Unless you have unlimited funds and can afford to experiment and make mistakes, it is advisable to follow accepted architectural design. This is true also of materials and mechanical equipment.

**V.** Before you commit yourself to a contract for the construction of a house, consult your banker to determine what you can reasonably afford to pay. Don't overextend yourself financially.

**W.** After establishing your cost limitations, it is wise to select a competent architect to prepare plans and specifications, or to examine carefully available plans to determine their suitability for the site. He should also let contracts, and supervise construction work. A good architect will often save you the amount of his fee.

**X.** Select a local builder with a good reputation. Have all agreements in written form to avoid misunderstandings.

**Y.** Any request for changes in your house after construction work begins should be made, in writing, through your architect, if you have one.

**Z.** Remember that your home represents one of the largest, if not THE largest investment you will make in your lifetime. There are no substitutes for good planning, good material, good workmanship and safe, sound financing.





**BEFORE YOU WRITE . . .**

***Read!***



We welcome correspondence and are happy to answer your letters. But why not save yourself time and effort? Perhaps the answer to YOUR question is here.

### **THE QUESTIONS MOST COMMONLY ASKED US.**

***Are cost estimates included or will you tell me how much my favorite house will cost to build?***

Costs vary so much from one section to another that you will do better to get a set of blueprints of your favorite plan and with it secure an estimate locally. Present day costs vary roughly from \$10.00 to \$15.00 per square foot more or less depending upon location, quality of materials, "extras" and whether you do some of the work yourself.

***Will you change a plan for me in any particular?***

You will do better to have any minor changes made locally, possibly by your own contractor. The low price of our blueprints is possible only because the high initial cost of such good architecture is divided among many home builders, whereas you alone would pay the cost of a change. You get best value by finding a plan that you can use substantially "as is."

***Can I get blueprints "in reverse" with the living room, for instance, on the left instead of on the right as shown?***

The blueprints of any house will be furnished to build the house reversed. We will, on request, send you at no extra charge, one regular set for reading dimensions, etc., and the others "flopped", i.e., reversed as in a mirror.

***Will you tell me where a particular house has been built so I can look at it?***

We know who buy our plans but rarely do we know where they build their homes. And, when we do know, we feel we should not give out the information without their consent.

***Do your blueprints meet F.H.A. standards?***

Yes. Every plan conforms to the Minimum Property Requirements of F.H.A. Minor modifications may be necessary to meet local conditions.

***Do you supply specifications?***

Yes. One set is sent with each blueprint at no extra cost.

***Do you furnish material lists?***

They are available for the following houses and cost \$2.50 each.

No. 531	No. 541	No. 554
532	542	555
533	543	556
534	546	560
536	548	561
537	549	565
538	552	566
539	553	571

Many contractors and material dealers prefer, however, to make up their own material list to take full advantage of materials most readily obtainable at best prices locally.

***Can I eliminate the basement and substitute a utility room?***

Many of our plans show details for either a basement or utility room. Where they do not, the space taken up by the cellar stair is usually large enough for the heating plant and domestic water heater. Moreover heating systems are now available with counter tops for location in the kitchen. Your contractor can usually handle any changes necessitated by eliminating the basement.



## CAPE COD COTTAGE

Design No. 531

The traditional charm of this four room house features a large living room, convenience-kitchen with ample dining space, two bedrooms and a bath. Cross ventilation is secured throughout all rooms with appearing stairway in the hall.

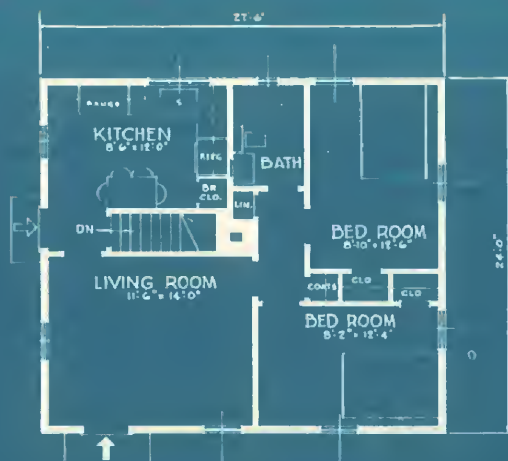
Although designed as a basement-less unit, the alternate floor plan provides for the inclusion of a full basement through rearrangement of the kitchen layout.

The preeminence of Architect Royal Barry Wills in recapturing the original simplicity and integrity of Colonial builders guarantees the authenticity of his designs.

This plan is worth serious consideration by the family that is seeking the minimum four room house or considering a vacation or week-end home.

Overall Dimensions: 27'6" x 24'

Square Feet: 669



FIRST FLOOR PLAN  
(ALTERNATE)



FIRST FLOOR PLAN





## 2 BEDROOM—1 1/2 STORY—EXPANDABLE

Design No. 532

With its wide old-fashioned clapboards and whitewashed brick chimney, this charming four room house suggests all the friendly comfort of good living.

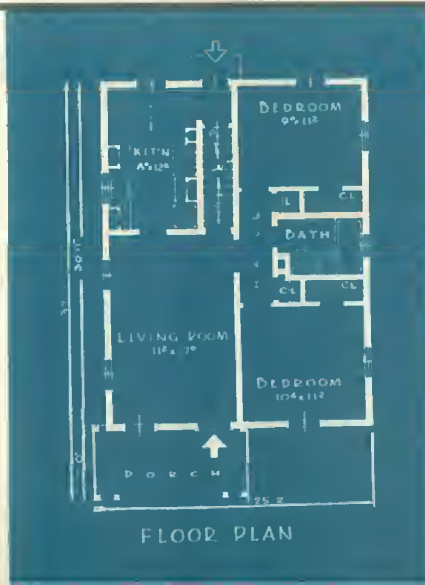
Two full bedrooms and adjoining bath comprise the entire right side, while the left section is devoted to a large living room and kitchen which has loads of cabinets and plenty of space for pleasant dining.

Allowing for future expansion of the small family; the house may be enlarged by finishing the attic and adding a bedroom and bath.

It will fit on the narrowest of usable plots. If necessary to secure proper solar orientation it might be revolved through 90° and placed lengthwise on the lot so that the kitchen and living room face the street and the bedrooms are at the rear. It will look equally well in either position.

Overall Dimensions: 37'11" x 25'2"

Square Feet: 735 1st floor—443 2nd floor







## A BIG LITTLE HOUSE

Design No. 533

Five rooms within an area only 33' wide by 24'4" deep is a real test of architectural skill.

The working drawings show the house built over a full basement. This house has been built many times in the temperate south without a basement, placed either on a continuous foundation or on piers. A floor heater in the centrally located hall will suffice in those areas where such heat is generally acceptable. When built without a basement the space taken up by the cellar stairs becomes a ground level storage space.

For those who still feel that a house without a front porch isn't a real home, this is an attractive, cozy home in which to "live by the side of the road" and like the poet, "watch the world go by and be a friend of man."

Overall Dimensions: 33' x 24'4"

Square Feet: 803





## IN 2 VERSIONS—2 bedrooms or 3

## Design No. 534

In this attractive ranch-type home you have the choice of either floor plan shown below. Floor plan "A" (on the left) is a comfortable  $4\frac{1}{2}$  room house. Floor plan "B" (on the right) has  $5\frac{1}{2}$  rooms by the adding of the study which, of course might be a third bedroom. Otherwise the room layout is substantially the same. The exterior necessarily differs slightly between the two versions.

Either house presents a number of features unusual in a house of its size.

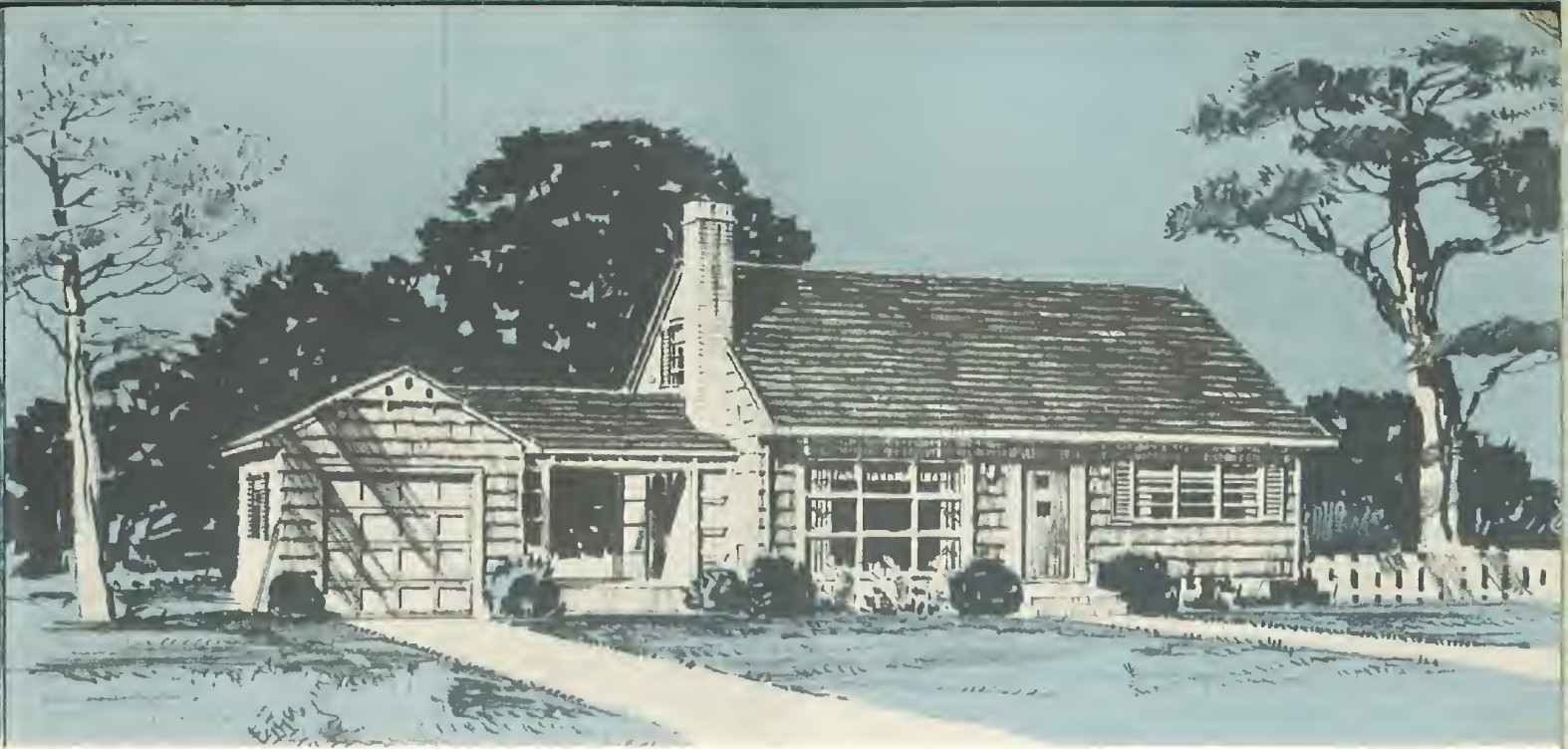
1. Spacious living room with 3-way ventilation.
2. Ground level storage room for gear and garden tools.
3. Outdoor grill that, with the entrance porch and storage room, shields the terrace.
4. Covered car-port.
5. Partial basement.
6. Ample closets.
7. Simple lines for dignity.
8. Economy of construction.

**Overall Dimensions: Floor Plan A 47'6" x 40'2"**  
**Square Feet: 855**

**Floor Plan B 50' x 41'4"**  
**Square Feet: 1100**







## *EXTRA ROOMS—for growing families*

Design No. 535

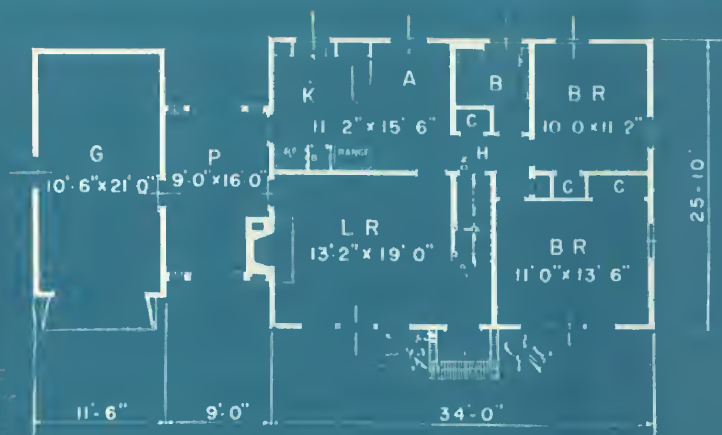
This house looks larger than it really is due to the covered breezeway that joins the garage to the house. Basically it is a four-and-a-half room house on the ground floor, with provision for two extra bedrooms and a second bath upstairs if and when needed.

If your lot is small you might leave off the garage and breezeway, for the basic house is only 34' wide and would therefore fit on a lot as small as 50' in width.

The house has the luxuries, seldom found in houses of its size, of a well-placed living room fireplace, a floor to ceiling living room window, a spacious dining area and a double exposure in each room.

**Overall Dimensions: 54'6" x 25'10"**

**Square Feet: 877 1st floor—400 2nd floor**



FIRST FLOOR PLAN



SECOND FLOOR PLAN



## *ECONOMICAL 4 1/2 ROOM EXPANDABLE*

Design No. 536

This delightful house is a perfect square with just enough break in the roof line to present an interesting exterior. The floor plan is ideal, with its two bedrooms and bath forming the right section and the living room stretching across the remainder of the front with kitchen and dinette directly behind it.

The living room is beautifully proportioned, an oblong 18' long x almost 12' wide with plenty of unbroken wall space for furniture. The fireplace, centered along the left wall, permits numerous arrangements of furniture.

The dinette tends to enlarge the living area and provides it with 3-way ventilation.

The service entry is not only handy to the kitchen and garage but leads directly to the basement stairway. Though containing five rooms on the ground floor, provision is made in the blueprints for an additional bedroom in the attic.

Overall Dimensions: 30'10" x 30'8" (excluding garage)

Square Feet: 880 1st floor







## OLD CONNECTICUT STYLING

Design No. 537

Inspired by the simple dignity of the early Colonial design of the northern Atlantic Seaboard, this house features five well planned, spacious rooms, an attached garage and a sheltered rear porch.

It has ample headroom for two additional bedrooms and a second bath to be built on the second floor.

Like almost all houses designed by Royal Barry Wills this one has a wood burning fireplace and attractive, distinctive oversized chimney. The plans show a full basement.

The skillful placement of the dining room and garage carry out the old tradition of attaching out-buildings directly to the main house. The architect's "wagon house" treatment of the garage door emphasizes this interesting illusion.

**Overall Dimensions: 48'6" x 38' 8"**

**Square Feet: 899 1st floor**





## LIVABLE 3 BEDROOMER

Design No. 538

Though small in outward appearance, this well planned house has a beautiful living room, dining room, kitchen, three bedrooms and bath and, to top it all, eight handy closets all with sliding doors.

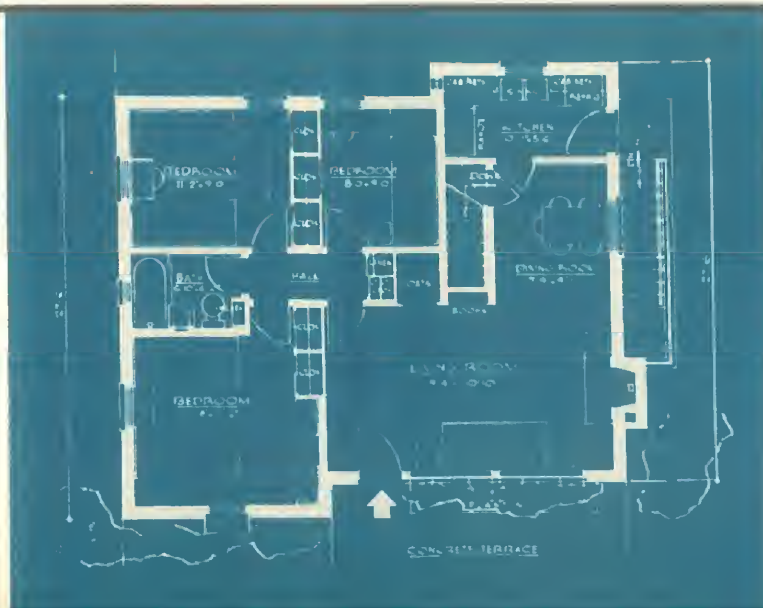
The living room and rear bedrooms are sheltered by overhanging eaves in the contemporary manner and the large front windows have the effect of utilizing the terrace for outdoor living. The living room has a well located fireplace which serves the dining room as well.

For the family with a number of children, a double decker is suggested for the small bedroom. The construction is of trussed rafter type eliminating interior bearing partitions. Two stairways, one inside and the other outside adjacent to the kitchen entry, lead to the partial basement.

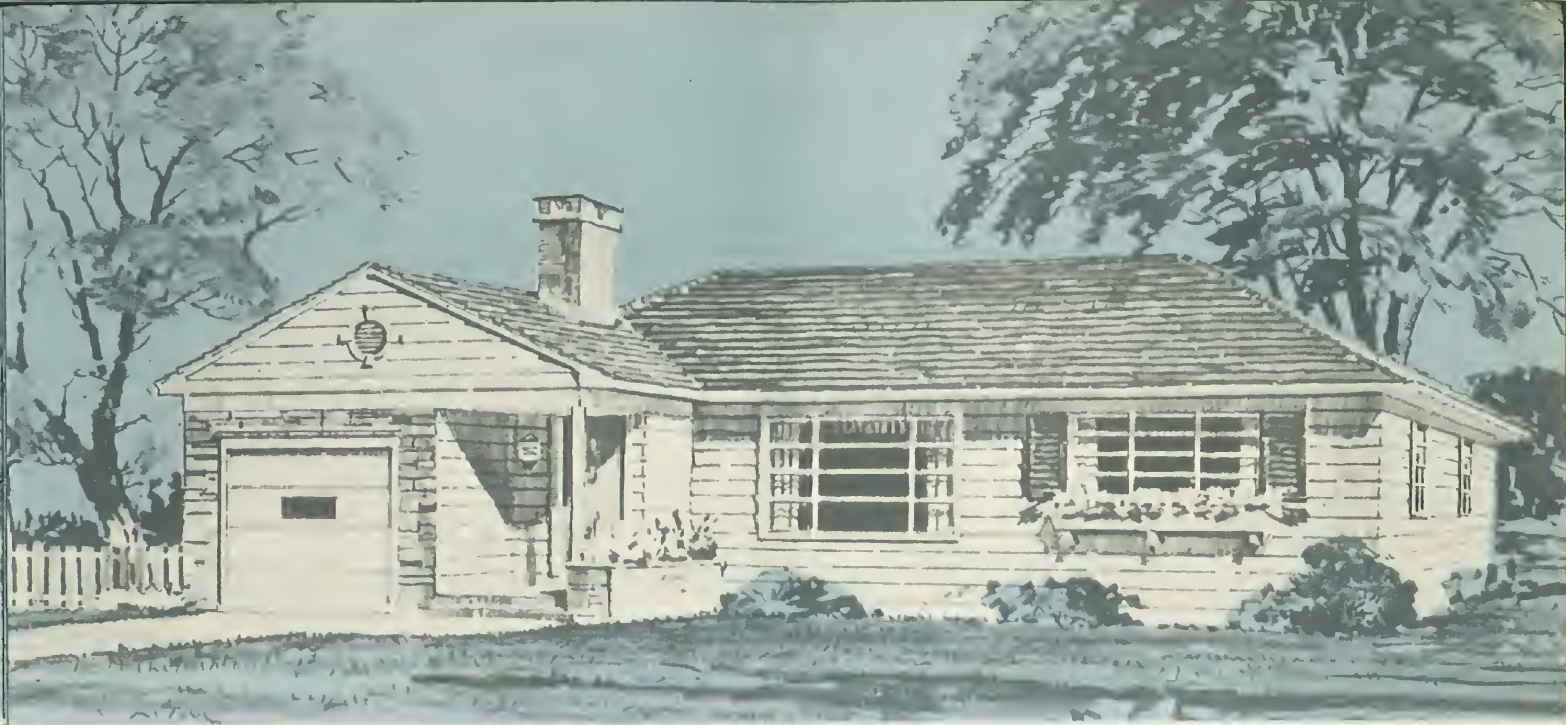
Solid brick or brick veneer up to the eaves makes this a sturdy and substantial looking house and the brick work is well set off by the wide, white-painted horizontal clapboards of the side gables.

Overall Dimensions: 34' x 27'6"

Square Feet: 923







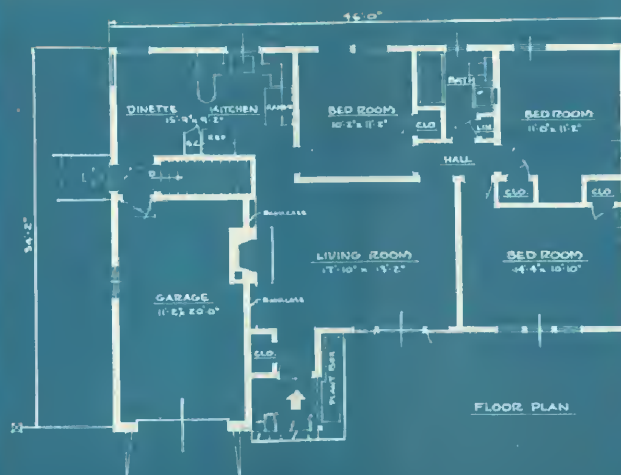
## CONSIDER THESE FEATURES!

Design No. 539

1. Modern colonial at its best! Call it ranch house if you prefer.
2. Three bedrooms.
3. Living room 18' long.
4. Fireplace flanked with built-in book cases.
5. Efficiency "U" type kitchen.
6. Snack-bar.
7. Dinette big enough for family meals.
8. Laundry in large basement.
9. Convenient side service-entrance.
10. Access to garage from covered vestibule or service entrance.
11. Unusual architectural charm.
12. Covered entrance porch and inside vestibule.

Overall Dimensions: 46' x 34'2"

Square Feet: 956





## HOME FOR A HAPPY FAMILY

Design No. 540

Home suggests different things to different people, but here is a house whose popularity suggests that it spells "home" to many families with different tastes and interests. It seems to have everything most people like.

First, there is a truly spacious living room, complete with fireplace, picture window and gracious stair rail. A full sized dining room and a sunny kitchen with its own alcove for informal meals suggest bountiful hospitality.

There are two bedrooms and a bath upstairs, a third bedroom, lavatory and shower on the ground floor. This makes an ideal room for an aged member of the family, or if not needed as a bedroom, makes a fine study or television room. Closets are unusually roomy.

Overall Dimensions: 50' x 35'6"

Square Feet: 960 1st floor—475 2nd floor







## *SIMPLE LINES FOR DIGNITY*

Design No. 541

There is a homespun wholesomeness in the attractively simple lines that Architect Jan Reiner has drawn into this livable, three bedroom ranch house.

Its straight forward lines make for economy of construction as well as for its attractive appearance. There isn't an unnecessary roof break or architectural "gimmick" to increase the cost.

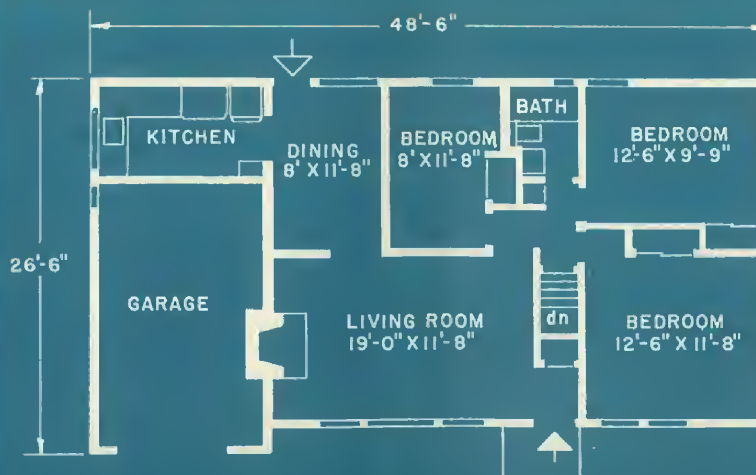
Simplicity is also the keynote of the floor plan. The space is where most people want it; in the living room and the two larger bedrooms, with the kitchen and dining areas held to the efficient, functional minimum.

The third bedroom would make an excellent study, den or television room for the family that needs only two bedrooms.

The blueprints show a basement under the main house. Where large basements are considered superfluous it could be reduced in size or eliminated entirely. In the latter case it would be wise to turn the small bedroom into a utility and storage room, replacing the window with an outside door.

**Overall Dimensions: 48'6" x 26'6"**

**Square Feet: 970**





## 2 OR 4 BEDROOMS—suburban colonial

Design No. 542

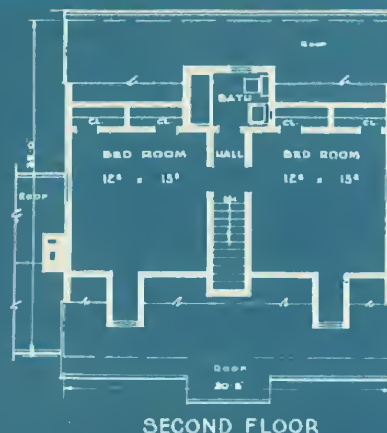
This American Colonial plan offers the ideal solution to the family which desires only five rooms now but later may require six or seven. The first floor, a complete living unit, comprises a large living room with centered fireplace, a dining room, an efficient kitchen, two rear bedrooms and a convenient bath.

All of these rooms are grouped around a center hall and each is of good size, proportion and well ventilated. The second floor may remain unfinished until the need arises, and then be completed to provide two extra bedrooms and bath.

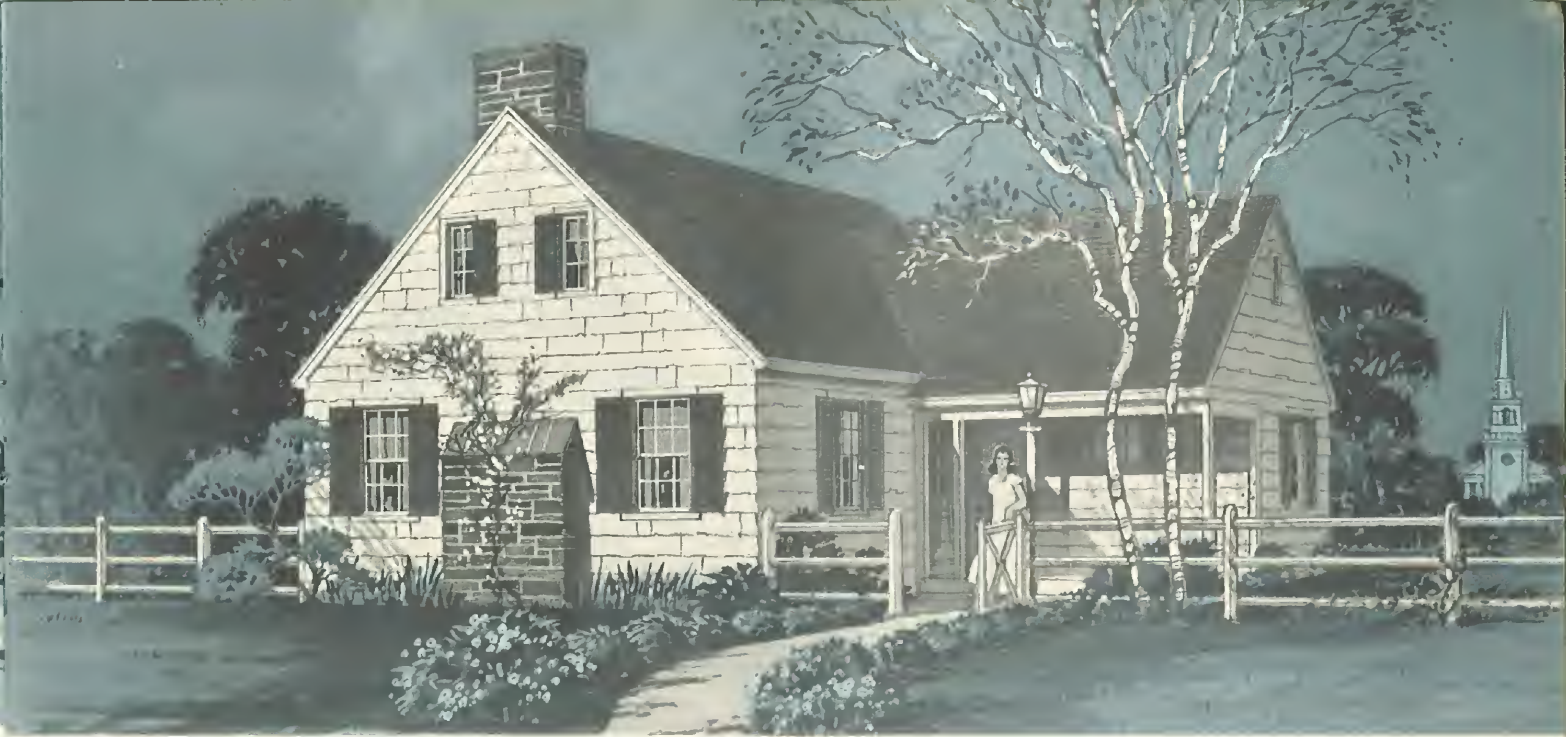
The basic house is almost square, making it economical to construct. However, the addition of the breezeway and garage avoids any box-like appearance entirely, and the homey front entrance porch, dormers and the impressive brick chimney combine to present an exceedingly attractive facade.

Overall Dimensions: 57'2" x 32'  
(Without breezeway and garage) 32' x 30'6"

Square Feet: 971 1st floor—518 2nd Floor







## COLONIAL FAVORITE—2 or 4 bedrooms

Design No. 543

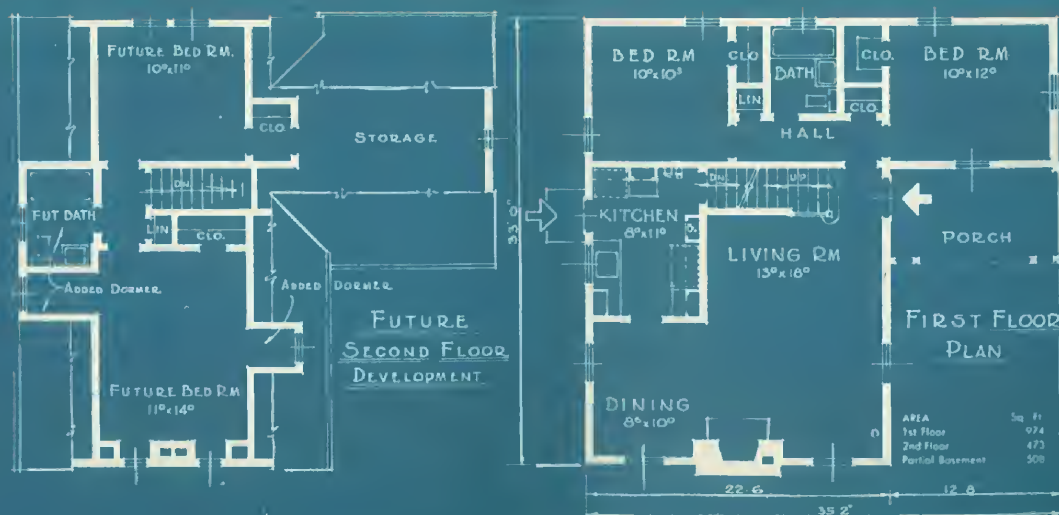
This charming home by Architect Randolph Evans, A.I.A., has proven a popular house in many sections year after year. Based upon old time traditional styling, its floor plan is as modern and flexible as the latest split-level ranch house. There is no wasted space in it anywhere.

The house expands to grow with increasing family needs. The main floor is a thoroughly livable four-and-a-half room apartment, complete with large living room, dining alcove, kitchen, bath and two bedrooms. The location of the fireplace makes the dining ell an intrinsic part of the living area and creates a feeling of expansiveness.

The upper floor, which may be finished when needed, permits two additional bedrooms, another complete bath and provides unusually large storage space.

Overall Dimensions: 35'2" x 33'

Square Feet: 974 1st floor—473 2nd floor





## FEATURES A "MASTER'S SUITE"

Design No. 544

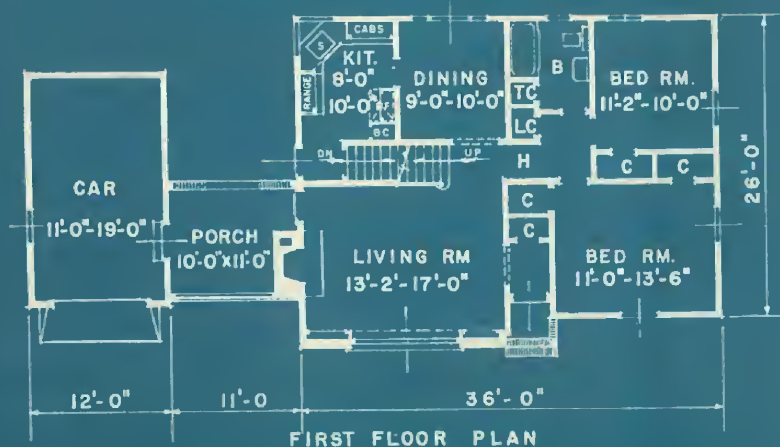
You may want to postpone the finishing of that upstairs "master's suite" till a later day but it is a satisfaction to know that it is there waiting for you "when your ship comes in."

This house is a home for comfortable living even if you confine yourselves to the first floor where there are two cross-ventilated bedrooms and a finely proportioned living room that not only has a fireplace but extends itself out onto the enclosed, covered porch. There is also a cheery, glass walled dining room and a compact kitchen with a unique corner window to eliminate eye-strain.

The exterior, with a perfectly balanced gable and a pleasing combination of fieldstone and clapboard, is unusually striking.

**Overall Dimensions: 36' x 26'**  
(Exclusive of porch and garage)

**Square Feet: 976 1st floor—540 2nd floor**







## AS UP-TO-DATE AS TOMORROW

Design No. 545

Another house that expands to meet growing family needs! Four-and-a-half spacious, well-proportioned rooms (including two bedrooms) on the first floor with planned provision for two more bedrooms and a second bath upstairs for the family that needs that much space.

It is a compact house, easy and economical to build—for it encloses less than 1000 sq. ft. of floor area on the first floor. Without the attached garage and porch it could be placed on a very small lot, but a few extra feet of street frontage will pay dividends because the porch and garage give the house a beautiful balance.

The rooms are all well proportioned, ample in size. All have good ventilation and there are nine closets—count them!

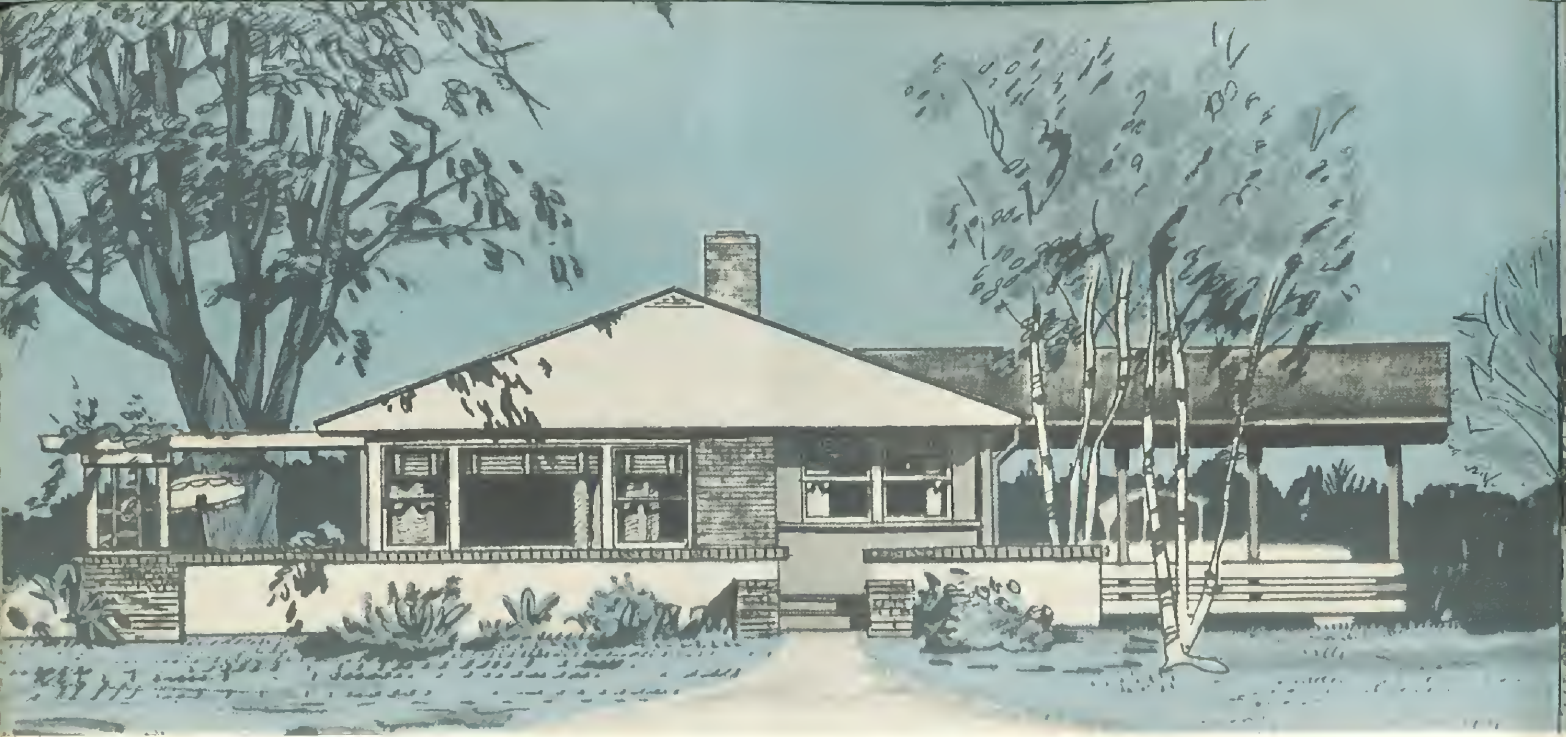
Overall Dimensions: 43'6" x 29'

Square Feet: 990 1st floor—500 2nd floor



FIRST FLOOR PLAN





## *RANCH HOME FOR ANY PLOT!*

Design No. 546

This basic house, without the terrace and carport, is only 25 feet wide and will adjust nicely to the lot with narrow street frontage.

If your plot permits, by all means add the terrace and carport. They add little to the cost and give the house an air of spaciousness beyond its actual size.

Three good sized bedrooms, an entrance vestibule and separate area for dining are rare in houses of only 1000 sq. ft. of floor area.

### *Unusual Features*

Corner fireplace  
Open, flexible living area  
Large sliding-door closets  
Extra lavatory

Window walls

Attractive front gable

May be built with or without basement

**Overall Dimensions: 25' x 42' (without carport or terrace)**

**Square Feet: 1000**







## OWNER'S CHOICE: 5 ROOMS or 7

Design No. 547

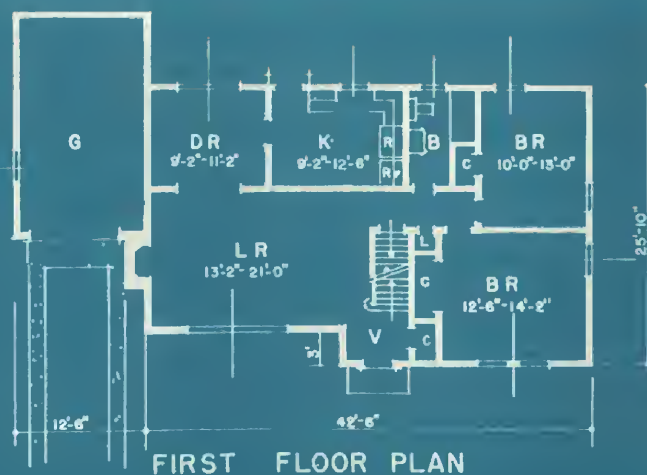
This plan provides its fortunate builder with a full five room home on the first floor and shows him how to install two more rooms and a second bath at some later date if desired.

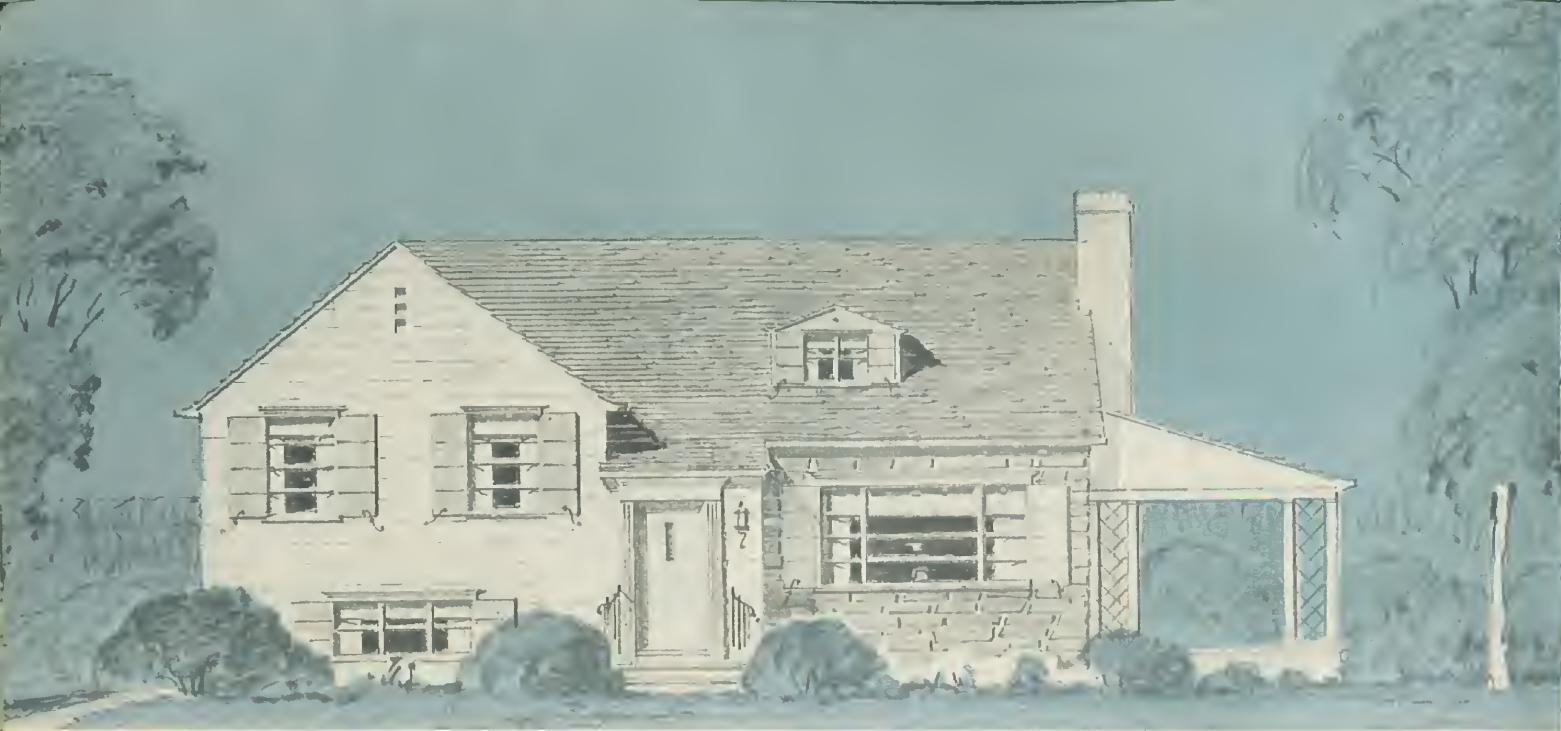
And what rooms! The living room is 21' long. A vestibule with a coat closet gives access to the front door. It has both a wood burning fireplace and a huge picture window. Furniture will locate in it naturally and attractively. The larger first floor bedroom is 14'2" x 12'6". The other is 13' x 10'. The kitchen is 12'6" x 9'2". The dining room is 11'2" x 9'2".

Upstairs the rooms are even larger, one of them, 18'6" x 12'. Closets are oversized.

Overall Dimensions: 55' x 25'10"

Square Feet: 1092 1st floor—702 2nd floor





## POPULAR SPLIT-LEVEL—Expandable too!

Design No. 548

Simple dignity of line characterizes this attractive split-level home. Consider all these unusual features. Equally suitable for either a level or a hillside plot.

The bedrooms have the privacy of those in a 2 story house, but are only five steps above the living room. Pre-planned third bedroom and second bath are possibilities for the future.

Two car garage.

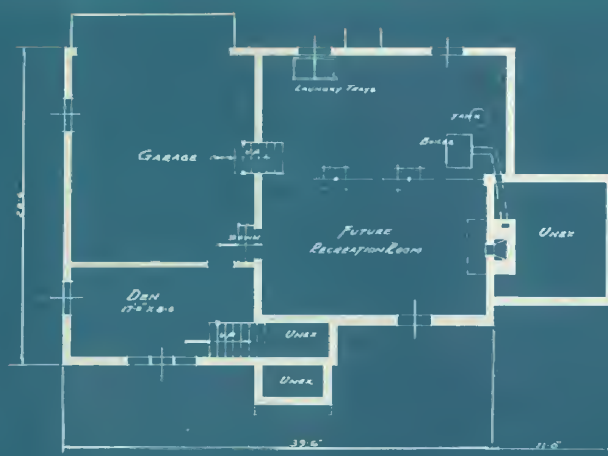
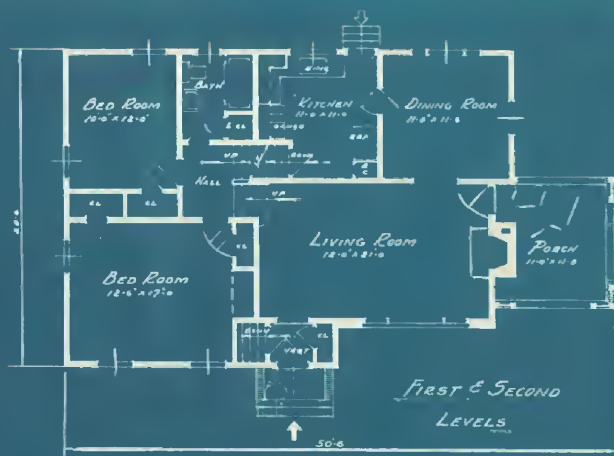
Quiet, conveniently located den or study.

The living room is large with loads of wall space for furniture placement. It is entered from a vestibule from which steps also lead down to the den or television room. The flagstoned veranda opening off the living room becomes an outdoor living room when weather suggests outdoor living and dining.

Light, airy basement for laundry and plenty of space for recreation room. Grand porch.

Overall Dimensions: 50'6" x 28'6"  
(Including porch)

Square Feet: 1092  
(Without 3rd upstairs bedroom)







## COMFORT and CHARM—on a 50' lot.

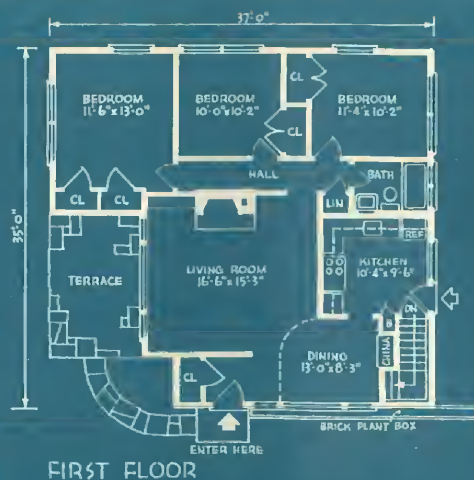
Design No. 549

This unusually livable one-story packs a heap of comfort and convenience into an outside perimeter only 35' x 37'. It is rare indeed to find such an attractive bungalow that adjusts itself so well to a narrow lot. Consider these features:

1. Delightful living room 16'6" x 15'3" with two splendid picture windows, fireplace and built-in book shelves.
2. Dining ell that enlarges the living room, has built-in china case.
3. Spacious entrance hall with huge coat closet.
4. Efficient ell shaped kitchen convenient to dining space, to side door and to cellar steps.
5. Three oversized bedrooms with abundant closets.
6. Skillful separation of sleeping quarters from the working and living parts of the house.

Overall Dimensions: 37' x 35'

Square Feet: 1109





## *SIX ROOM RANCH TYPE*

Design No. 550

Turn this house chimney-end toward the street and it will fit comfortably on even a 50' lot, for it is only 30' deep. The front walk will locate naturally along the right side, the kitchen path (and probably driveway) along the left. It is rare indeed for a six room, one story house to adjust itself so well to so small a lot.

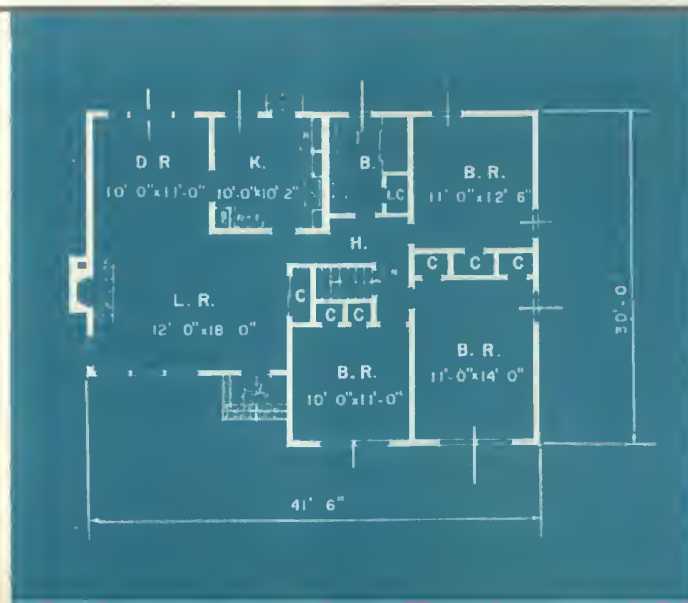
Of course, if your plot is 60' or wider you may place the house as you wish, including the way shown above with its width to the front.

The living room and dining room of this house combine to form a huge, ell-shaped "all purpose" room with 326 sq. ft. of floor area.

The dove-cote, unusual louver, shutters and skillful blending of vertical siding, flush boards and wide clapboards give a homelike appearance to the exterior.

**Overall Dimensions: 41'6" x 30'**

**Square Feet: 1127**







## HOUSE FOR THAT NARROW LOT!

Design No. 551

If you had practically given up all hope of ever finding an attractive, well designed one-story house for a 50', or even for a 40' lot, study this floor plan carefully, and let your eye range over the simple, attractive exterior which is smart enough to hold up its head in any company.

Consider these features:

Six rooms

Covered entrance porch

Inside vestibule with coat closet

Huge open living-dining area

Fireplace

Two spacious bedrooms with cross ventilation

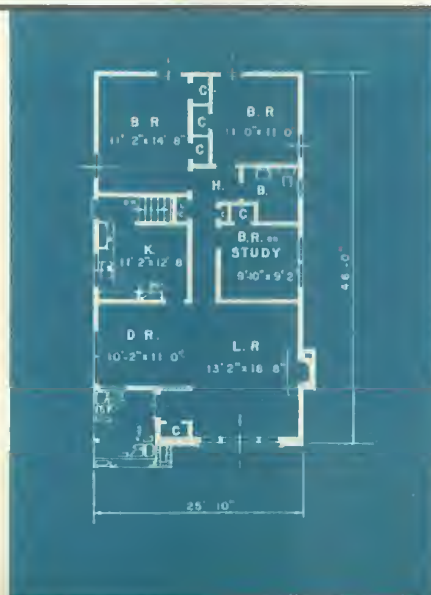
Third bedroom, study or television room

Real efficiency kitchen

Seven closets

Overall Dimensions: 25'10" x 46'

Square Feet: 1140







## GLASS WALL WITH PRIVACY

Design No. 552

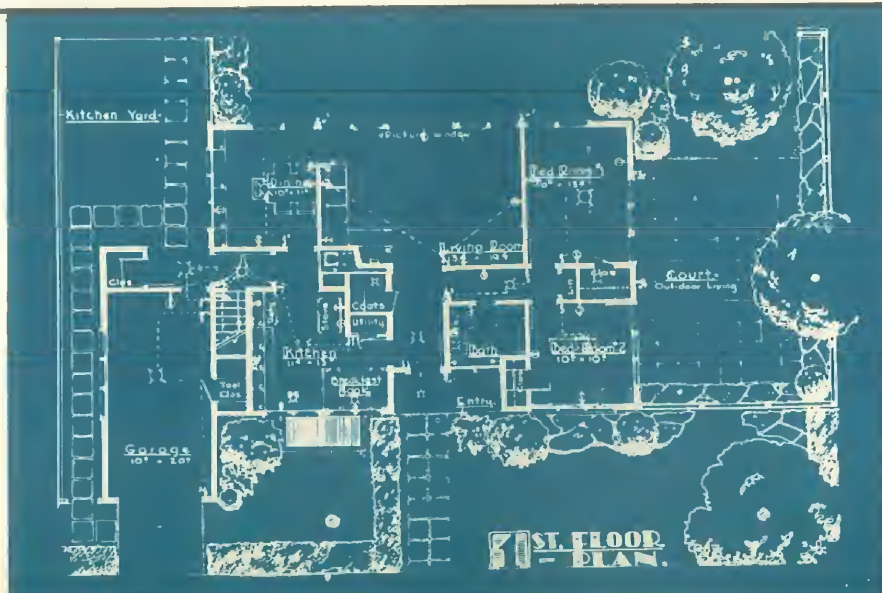
Few people outside of Hollywood want to live in a goldfish bowl. Yet most of us love to invite the health-bringing rays of the sun into our homes. Glass, when used in large quantity, should be used skillfully. Notice how architect George D. Conner does it in this fine home.

The windows in the front are placed high enough for privacy and to permit kitchen counters and furniture to be placed under them. Only in the rear, screened by an enclosed lawn or garden, does he use more than the usual amount of glass.

The floor plan is brilliant. The vestibule leads to living area, to bedrooms and to kitchen. One may enter the living area or the kitchen both from garage and service entrance. Both bedrooms open onto the large paved court which is screened from the street by a fence of wide horizontal painted planks. Closets are abundant and large.

Overall Dimensions: 51'10" x 36'3"

Square Feet: 1156







## *SPLIT-LEVEL ADAPTS TO LOT CONTOURS*

Design No. 553

Is your plot level?

Does it slope to one side?

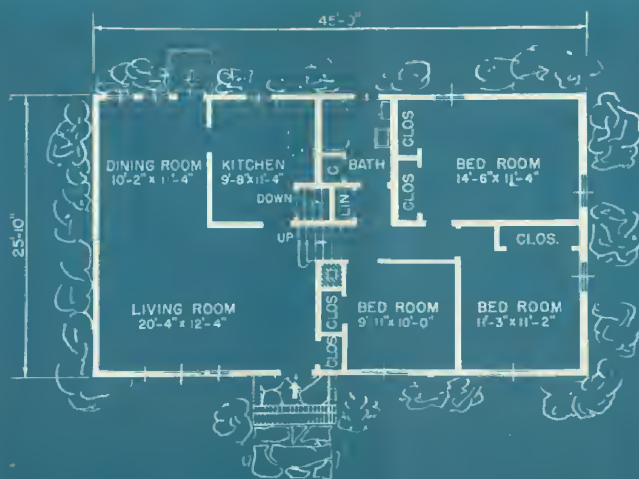
It makes no difference to this ingenious split-level design!

Here is the unmatched charm of a full two-story clapboard Colonial, balanced by a one story wing. But it is built with all the ease and economy of a one story house.

Inside, six easy steps between living and sleeping areas carry on the two-story illusion while eliminating the fatigue of constant stair-climbing from housekeeping and provide head room for the garage and basement under part of the house.

A magnificent living room over 20 feet wide and, with the dining room more than 23 feet deep, features this splendid home. Three bedrooms, the largest with an entire twin-closet wall and containing 164 sq. ft., make it admirable for a good sized family.

**Overall Dimensions: 45' x 25'10"    Square Feet: 533 Living Level; 637 Sleeping Level; 1170 Total**





## EVER POPULAR—expandable—colonial

Design No. 554

Optical illusion!

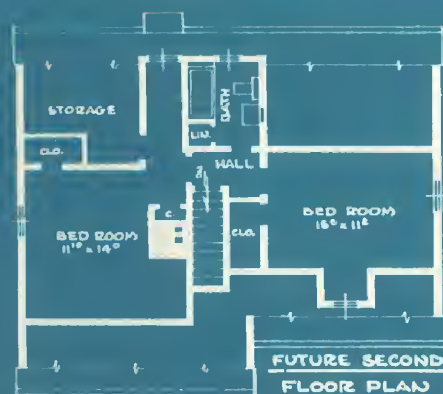
There is nothing square or box-like about it, but none-the-less the basic house closely approaches the perfect square—which makes it an economical home to build. The architects, McMurray & Chirgotis, have achieved this effect by setting the bedroom side back slightly and by adding garage and breezeway. The blueprints show how this plan may be a complete 5-room home all on one level and how by finishing two more bedrooms, bath and huge storage space upstairs it may become a seven room (four bedrooms) house for a larger family.

It has a center hall plan, the hall providing direct access from the front door to all of the three main areas; living, sleeping and kitchen.

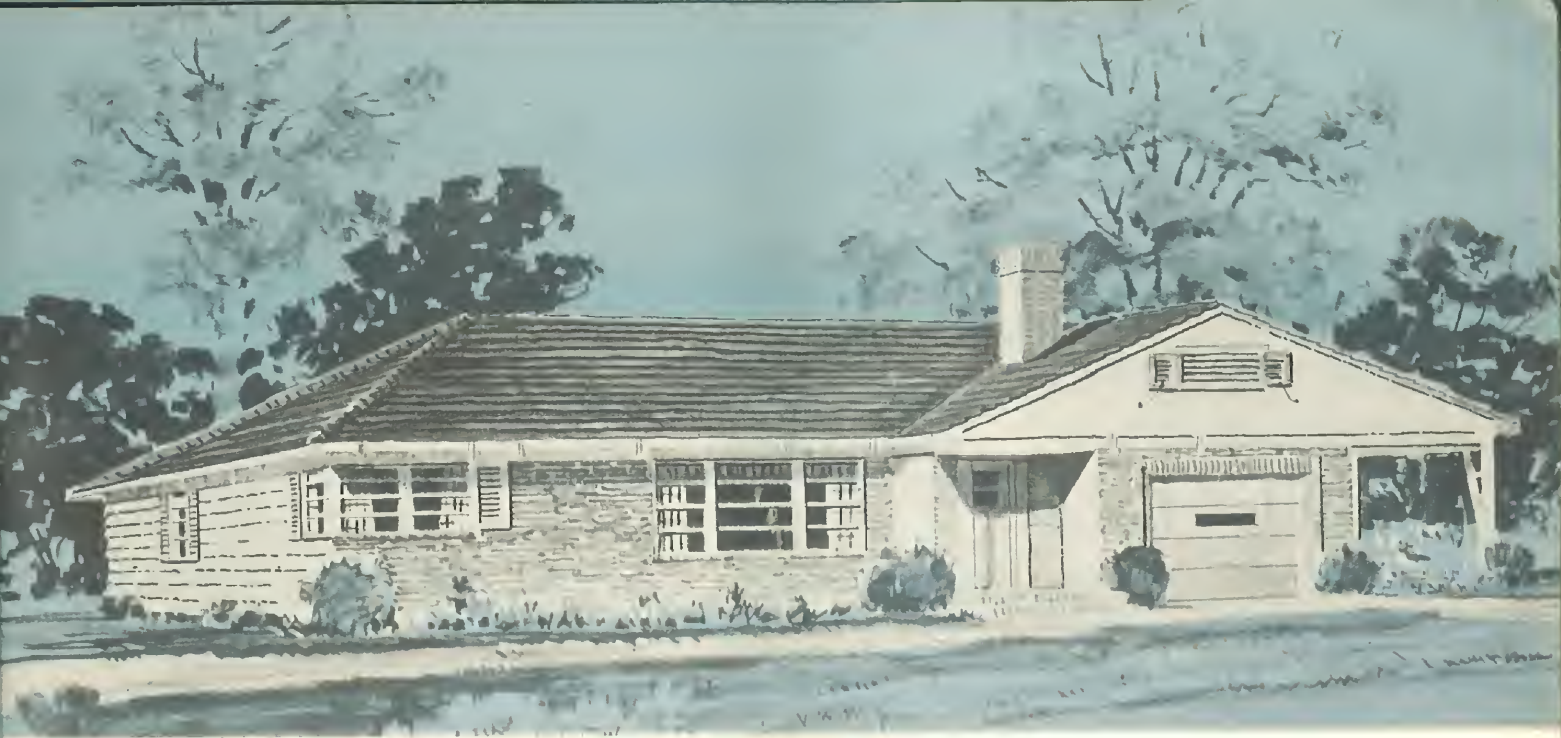
The bay window, brick or stone veneer on the front living room wall, louvered shutters plus the one simple roof break and single dormer make its exterior especially pleasing.

**Overall Dimensions: 62' x 32'4"**  
(Including Breezeway and Garage)

**Basic House: 39' x 32'4"**  
**Square Feet: 1185 1st floor—620 2nd floor**







## *HOME FOR TODAY—and for many tomorrows*

Design No. 555

The ideal home of today, a modified ranch house of the type that will long retain its popularity and resale value.

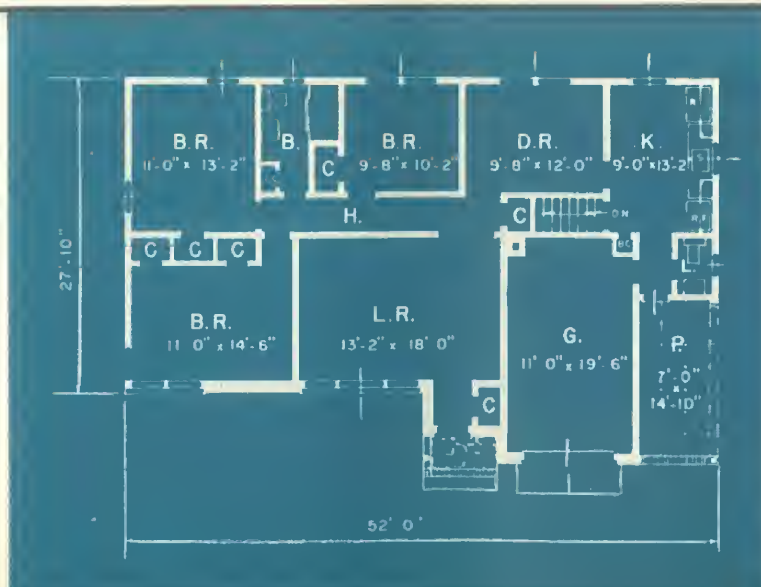
Three bedrooms, eight closets, separate dining room (which might become a fourth bedroom), enclosed garage, oversized living room, basement or no basement, ground-level laundry, all within a floor area of less than 1300 sq. ft.!

Faced as shown, with its 52' width toward the street, it requires a good sized plot. Turned endwise to the street, it could be placed on a lot 50' or 60' wide, with the porch and kitchen in front, and the bedrooms in the quiet zone of the rear garden.

The exterior speaks for itself. It needs no comment other than to point out that its attractive simplicity makes it an economical house for the accommodations it offers.

**Overall Dimensions: 52' x 34'**

**Square Feet: 1260**





## *RANCH HOUSE—for the Average Family*

Design No. 556

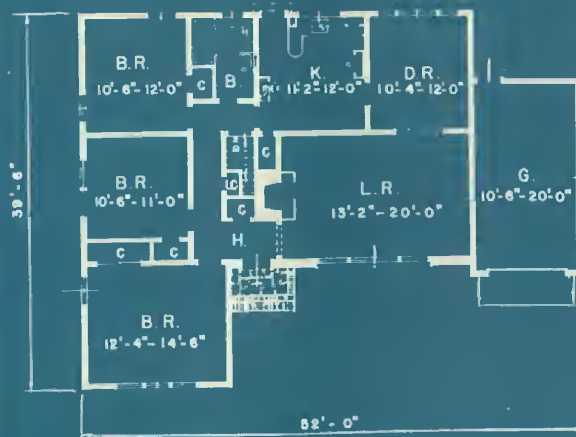
We admit that "the average family" is as hypothetical as the "geographical center of population of the United States" which is a spot in a cow-pasture in Indiana if our memory serves us right.

What we really mean about this medium sized ranch-type home is that it has proven extremely popular with an exceptionally large number of families. Perhaps that makes it average-plus, but let's not labor that point any longer.

It is popular because it includes six fine rooms (3 bedrooms) in a compact floor area of less than 1300 sq. ft. The front entrance and hallway separates the sleeping rooms from the rest of the house and facilitates traffic-flow . . . which in every day terms of housekeeping means less clutter in the individual rooms.

Overall Dimensions: 52' x 39'6"

Square Feet: 1293







## RANCH HOUSE—DELUXE

Design No. 557

This is, quite frankly, a home for the larger family or for one that entertains guests frequently. It offers a number of luxury features. There are, for instance, two baths, one with tub; the other with shower. Each of the three *big* bedrooms will take twin beds and is equipped with an oversize closet.

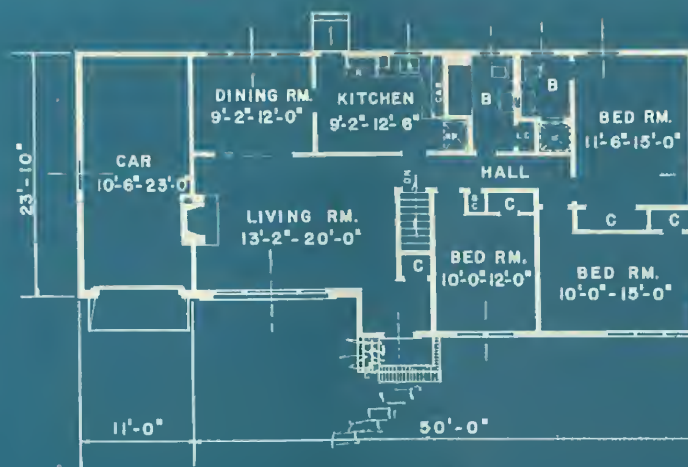
The sleeping wing of the house is entirely separated from the living areas to insure quiet and privacy.

The combined living and dining area (that can, on occasion, be separated by a sliding or folding partition) is a thrilling room. It extends the full depth of the house, set off front and rear by wide ceiling height windows. It is entered through a small foyer with a coat closet.

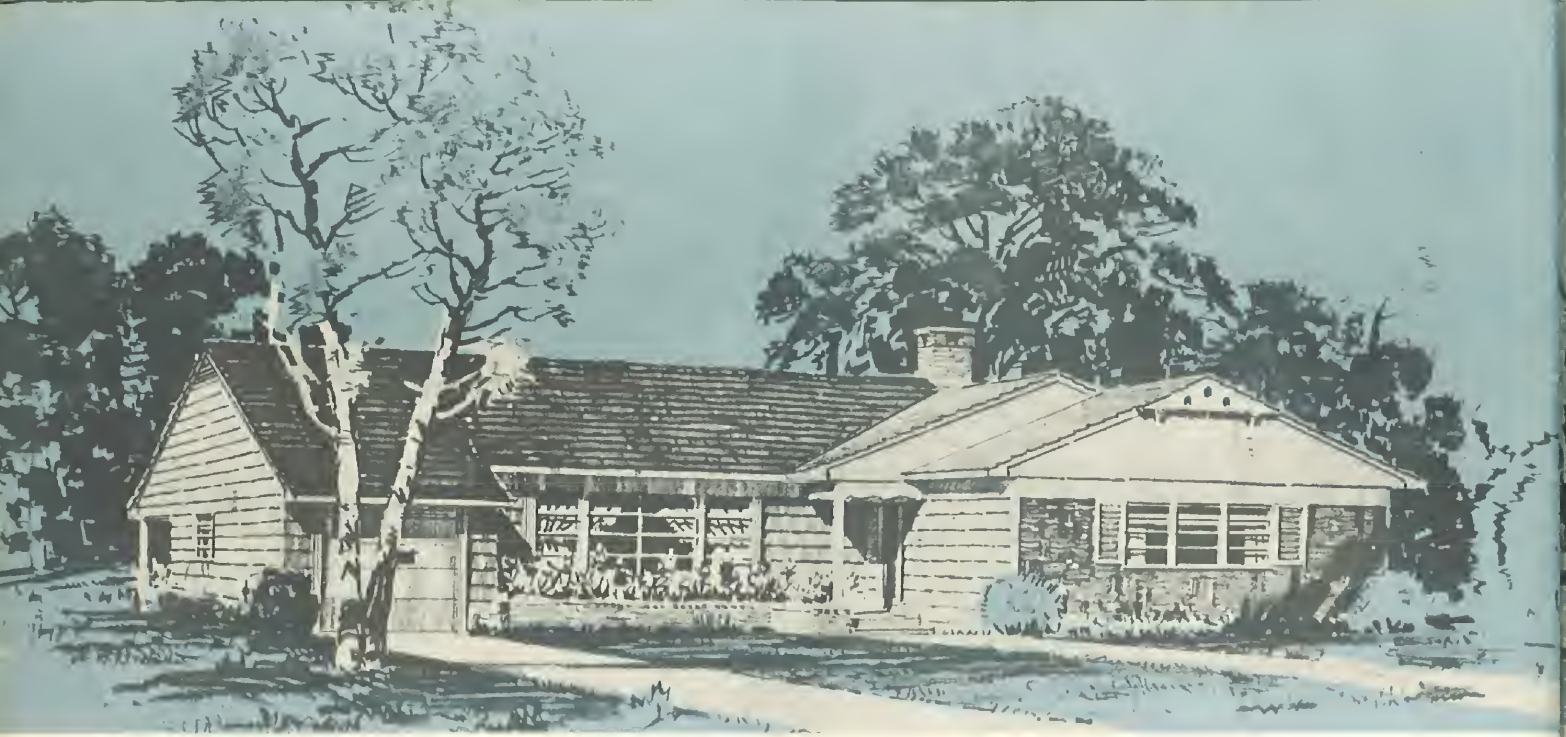
The kitchen is fully equipped for entertaining, with counters and plenty of cabinets. The refrigerator sets in a recessed alcove.

Overall Dimension: 50' x 23'10"

Square Feet: 1334



FLOOR PLAN



## GEARED FOR AMERICAN LIVING

Design No. 558

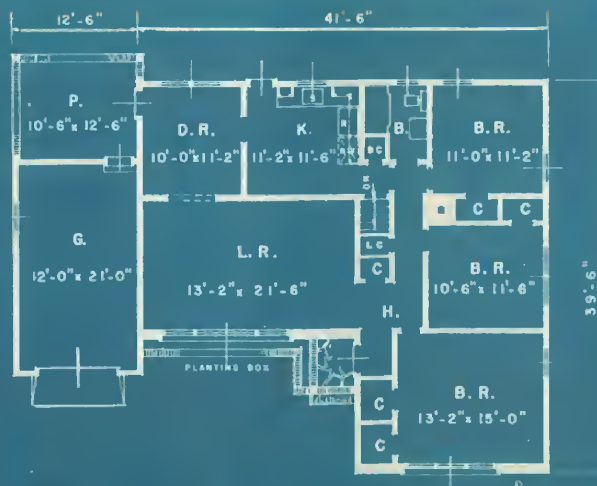
Apply the basic test of good design to this six room, three bedroom ranch-type home. Enter the vestibule. From it you may, of course, turn left into the large living room. But notice that you may reach the bedrooms and also the kitchen without passing through the living room. This is a great comfort when the man of the house comes in dirty from gardening while Mother is entertaining her bridge club—or when Junior wants to raid the ice box while Dad is holding a business conference in the living room.

The dining room may be finished as a separate room or the partition eliminated and the dining space made into an open ell of the living room.

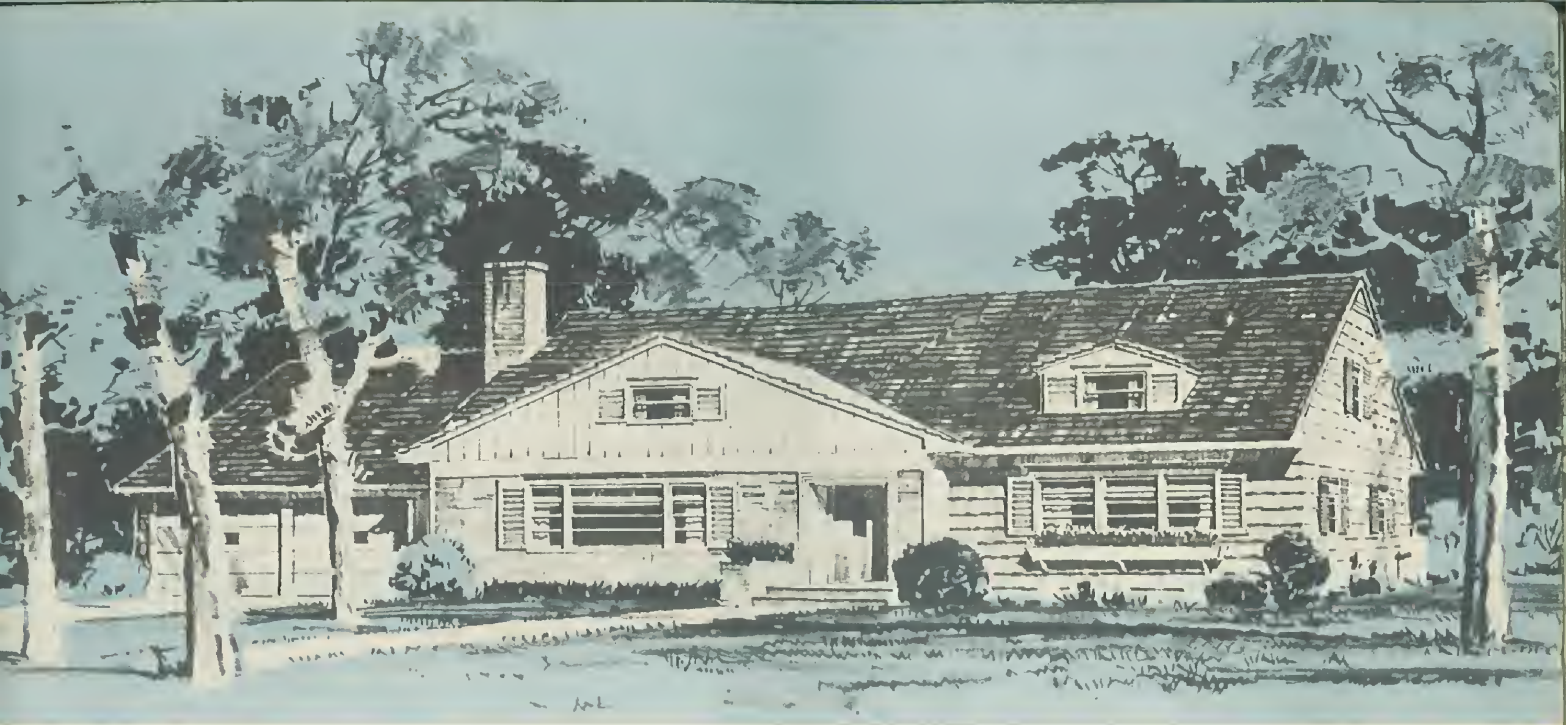
The rear porch, opening off the dining room invites outdoor living and makes summertime meals served outdoors a source of relaxation and delight.

Overall Dimensions: 41'6" x 39'6"

Square Feet: 1337







## ROOM FOR 2 CARS

Design No. 559

This attractive home is an ever-popular center-hall plan. Notice how you may go to the sleeping rooms or kitchen without traversing the living room.

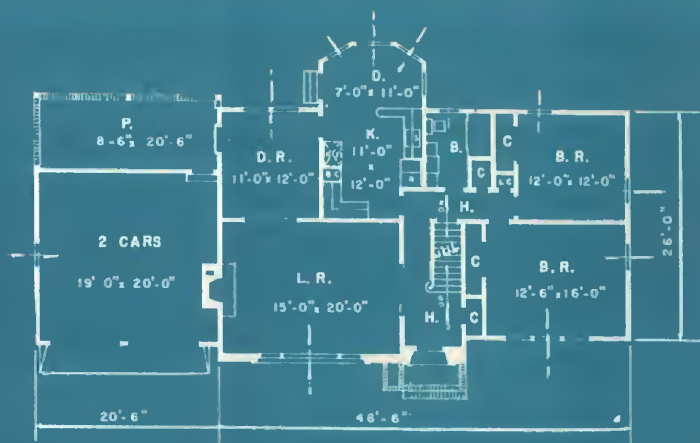
If two bedrooms are all you need, don't finish the upstairs — or merely finish one of the two upstairs rooms for study, recreation or television room.

One unusual feature of this design is the sunkissed bay back of the kitchen. This may be a breakfast room, dining alcove or informal bar, depending on the family taste. The garden, terrace and other outdoor living facilities should be planned for the rear of this home. It is there that the porch is located, and the steps down from the glass enclosed bay might well lead to an outdoor grill.

Another feature is the attached garage. From the garage the house may be entered under cover by way of the rear porch.

Overall Dimensions: 46'6" x 26'  
(Excluding garage)

Square Feet: 1340 1st floor—650 2nd floor



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**POPULARIZED** by *"the world's largest builder"*

**Design No. 560**

A luxury home that will build at an economical cost per sq. ft. of floor area.

It has everything you seek in a fine home.

Large, open living room.

Spacious dining room that extends the living room to a full 26 feet.

Corner fireplace opening to both dining and living areas.

Delightfully spacious foyer.

Three fine bedrooms, two with two-way ventilation.

Two baths, back to back for economy.

Large closets and huge ground-level storage room.

Expansion attic for play room, hobbies or more sleeping rooms.

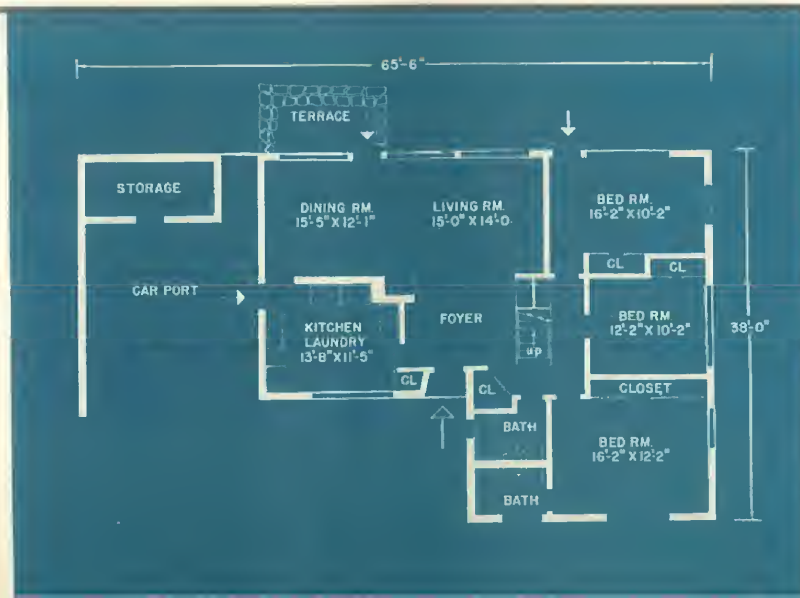
Beautiful roomy kitchen.

Partial basement alternate.

Terrace.

**Overall Dimensions: 65'6" x 38'**

**Square Feet: 1375**







## HOME FOR DISCRIMINATING FAMILY

Design No. 561

Colonial and modern seem contradictory terms, but not so when applied to this house. The charm of its exterior stems from the best Colonial traditions. Broad, irregular shingles "laid wide to the weather," attractive hipped roof, louvred shutters and square, black-capped chimney are as Early American as fowling pieces and silver shoe buckles.

The modern feeling is confined to the window treatment and functional room arrangement. There is no slavish adherence to conventions outmoded by changed conditions. Our forefathers would have liked a living room 22 feet wide with a picture window on each side, but such treatment was impractical before the day of central heating.

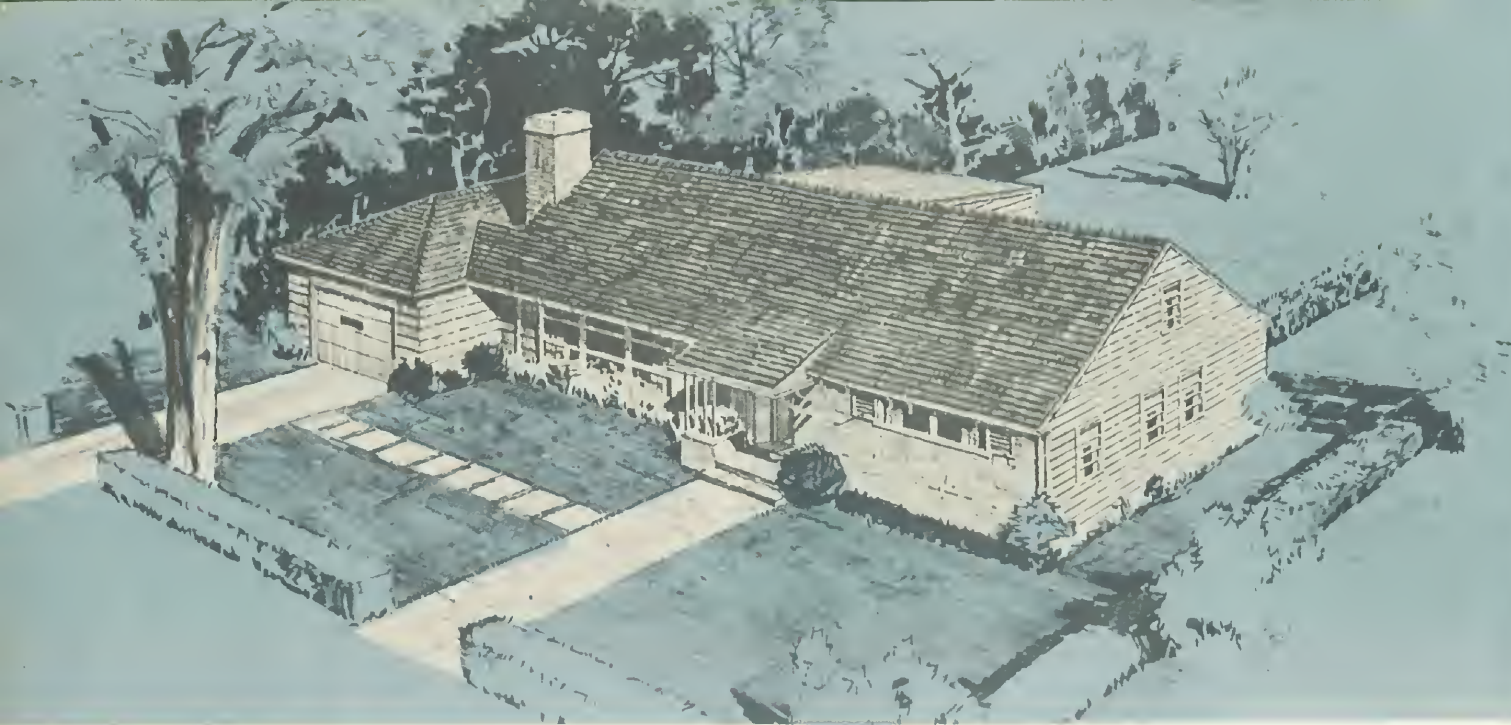
Each of the three bedrooms is designed to accommodate twin beds. If three bedrooms are too many, the blueprints show how the front wing may be eliminated and the house built with only two.

You will revel in the double-bath design that adds so much to family comfort, the first basic improvement in bath planning since indoor plumbing was originally installed in an unused hall bedroom.

Overall Dimensions: 50' x 35'6"

Square Feet: 1380





## DESIGNED FOR EASY HOUSEKEEPING

Design No. 562

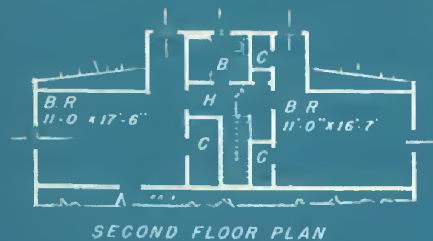
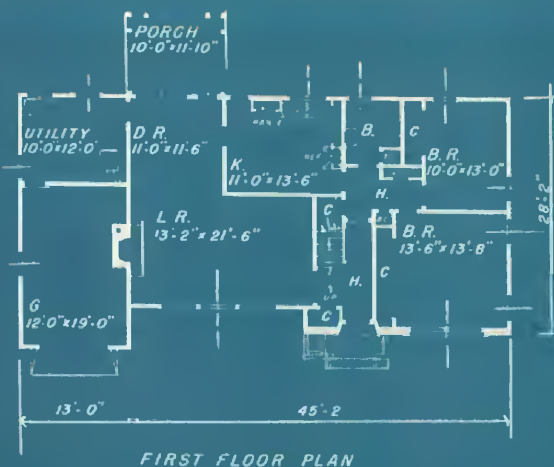
What architects call traffic flow or circulation has a great affect on household chores. If members of the family have to pass through one room to reach another, the chances are that two rooms will need tidying up instead of one. It is possible to reach all parts of this house by way of its interesting center hall.

A utility room, big enough for heating plant and laundry equipment, eliminates the need for a basement, puts all equipment on the ground floor and makes trips to the non-existent cellar unnecessary. The kitchen is of the efficient "L" type. The bath is right next to it which any experienced housewife knows saves many steps — as well as saves on construction costs.

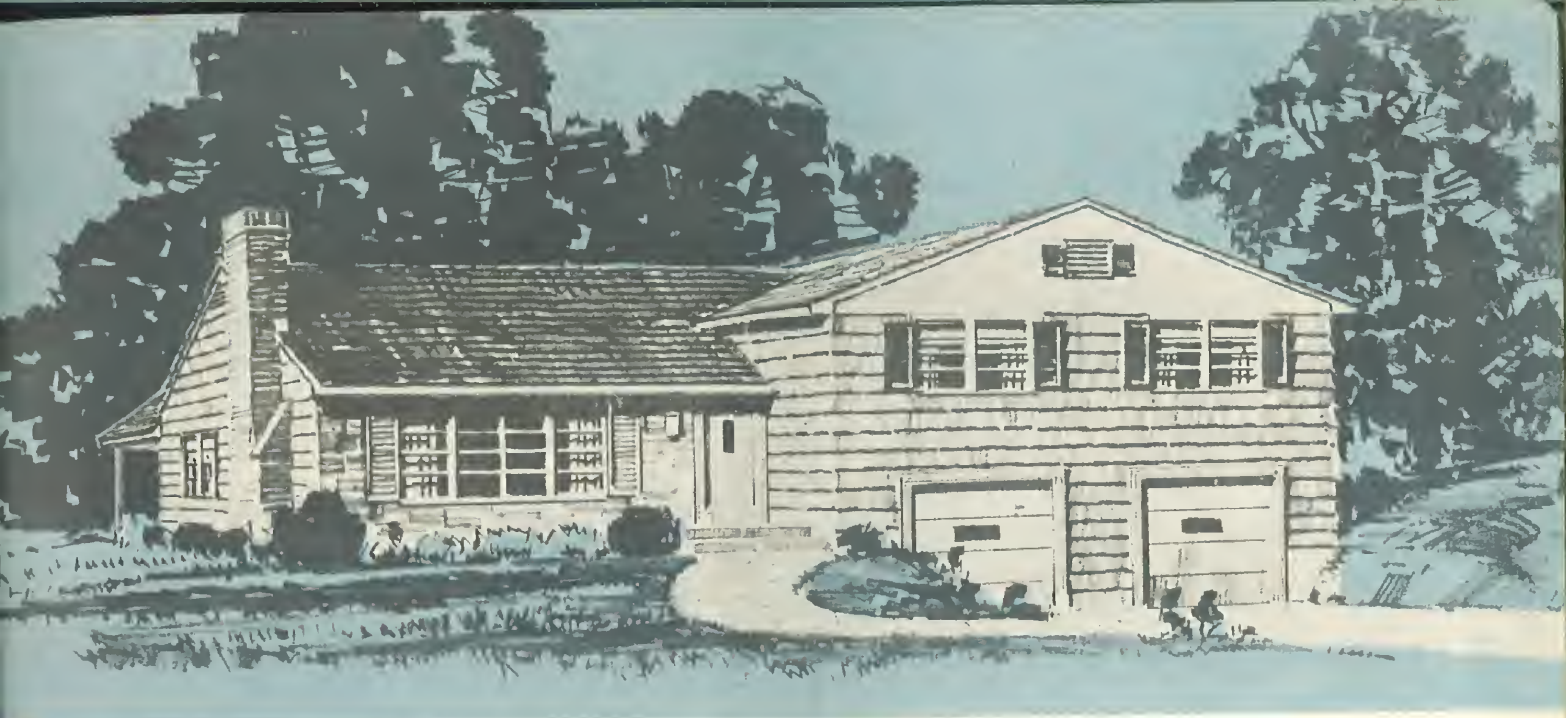
Upstairs the plans show details for two more bedrooms and a second bath if the family needs them and the budget permits.

Overall Dimensions: 58'2" x 28'2"

Square Feet: 1400 1st floor—624 2nd floor







## EXCITING SPLIT-LEVEL

Design No. 563

The split-level house has taken over the home building public completely in the past year — and for good reasons. Split-levels have the feel and convenience of an all-on-one-floor home combined with the privacy that a two story house gives to the sleeping rooms. They permit the living and service areas to be completely apart from the bedrooms. And they cater to the whimsy of “going upstairs to bed” even if upstairs be only three or four steps.

One enters this brilliant split-level through a hall which may be closed from the living room by an accordion partition. A gracefully curved stairway leads a few steps up to the three fine bedrooms and two baths.

Straight ahead the hall leads to the large family kitchen with its convenient snack bar.

A two car garage is under the raised level.

**Overall Dimensions: 50' x 25'10"**

**Square Feet: 1400**



FLOOR PLAN



## FOR YOUNG MODERNS!

Design No. 564

Here is a delightful five room ranch-type home on one floor — perfect for a young married couple, both of whom are still building their separate careers and who therefore need shelter for two cars. Later on when the family grows — as usually happens even in the best “career” families — there is preplanned preparation for the new arrivals in the shape of a two bedroom and bath nursery on the second floor. The closet and extra storage space upstairs in Peter Pan’s “Never-never-land” are really phenomenal.

But until that happy day arrives let’s stay downstairs in the center-hall layout of a magnificent living room, full dining room, two splendid bedrooms and bath and real “farm house” kitchen.

The gracious entertaining you can do in this house will advance the careers of both young moderns.

**Overall Dimension: 51' x 29'4"**

(Excluding Breezeway and Garage)

**Square Feet: 1422 1st floor—832 2nd floor**







## SHIPMASTER'S "TOWN HOUSE"

Design No. 565

**EXTERIOR** — Authentic Early American salt-box; white clapboard accented by louvred shutters, huge capped chimney, interesting treatment of garage with front gambrel roof and smart entrances.

**FIRST FLOOR** — Spacious central entrance hall through to kitchen, coat closet, broom closet, attractive stair well; Living Room 20' long, fireplace, wood storage; Dining Room opens onto covered porch for outdoor eating, built-in china closet; Kitchen efficient "U" type with extra cabinets on 4th wall; snack bar; downstairs lavatory; separate laundry; direct covered access from garage to house.

**SECOND FLOOR** — Three bedrooms and bath; provision for 2nd bath and future study or additional bedroom; abundance of closets; extra storage space under eaves in main bedroom. Real attic over second story for dry storage of family relics. It is reached by stair from small bedroom.

**Overall Dimensions:** 45'8" x 36'9"

**Square Feet:** 704 1st floor; 704 2nd floor; Future study and bath 186





## HOUSE FOR A SUNNY DAY

Design No. 566

This home, with its attractive exterior treatment and its comfortable arrangement of spacious rooms, is one reason for the increasing popularity of contemporary, ranch-house styles.

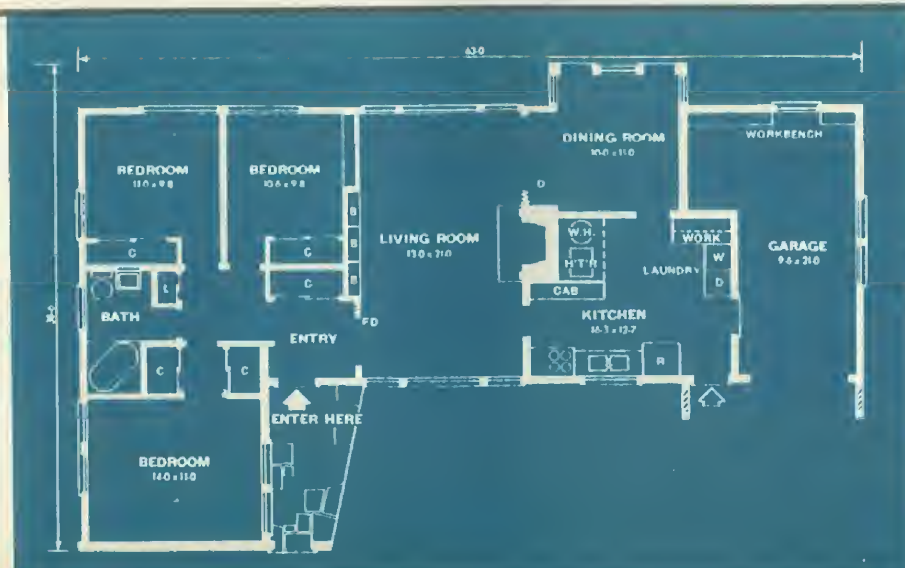
Its three good bedrooms, each with abundant closet space, make it an ideal house for the family with several children. Its beautifully proportioned living room, 21' long, with open fireplace and picture windows at both ends, adapts it for the family that likes to entertain.

Its placement on an insulated, waterproofed slab and its economical trussed roof suggests it for the family that must watch costs closely. It is easily adapted for either a full or partial basement if you feel better with a cellar under your floors.

The architect has skillfully combined a heap of charm, comfort and economy within its four walls.

**Overall Dimensions: 63' x 35'**

**Square Feet: 1440**









## LARGE RANCH HOME FOR SMALL LOT

Design No. 568

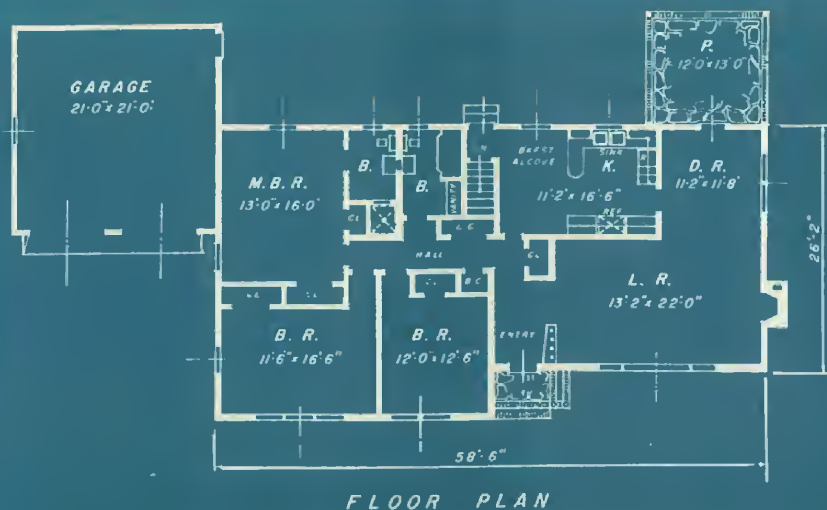
Recognizing that most ranch-type designs require plots larger than many owners already possess, Architect Chirgotis has designed this home so that it looks equally as well with the narrow living room end toward the front as it does broadside as shown above. This placement puts the porch on the right front, the main entrance (and driveway) on the left and the garage in the rear where many people prefer it.

It has everything that makes a real home; a splendid living room with dining ell, a housewife's ideal of a kitchen with a breakfast alcove, three fine bedrooms, two baths, one exclusively for the master bedroom and the other with built-in vanity and several real closets.

The combination of brick veneer, flush gable siding and wide shingles or clapboard gives it an air of distinction.

Overall Dimensions: 58'6" x 26'2" (Excluding garage)

Square Feet: 1660







## 7-ROOM RAMBLING RANCH HOME

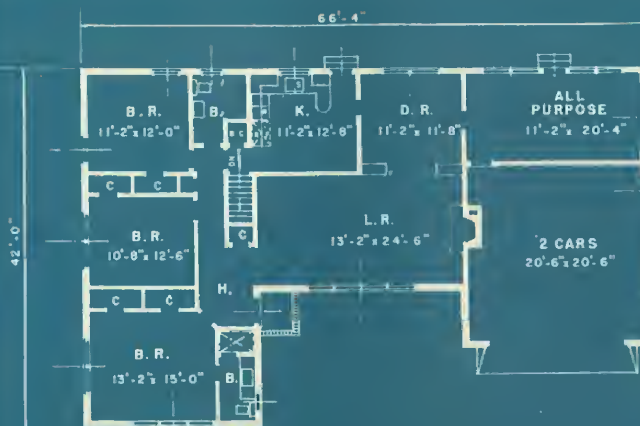
Design No. 569

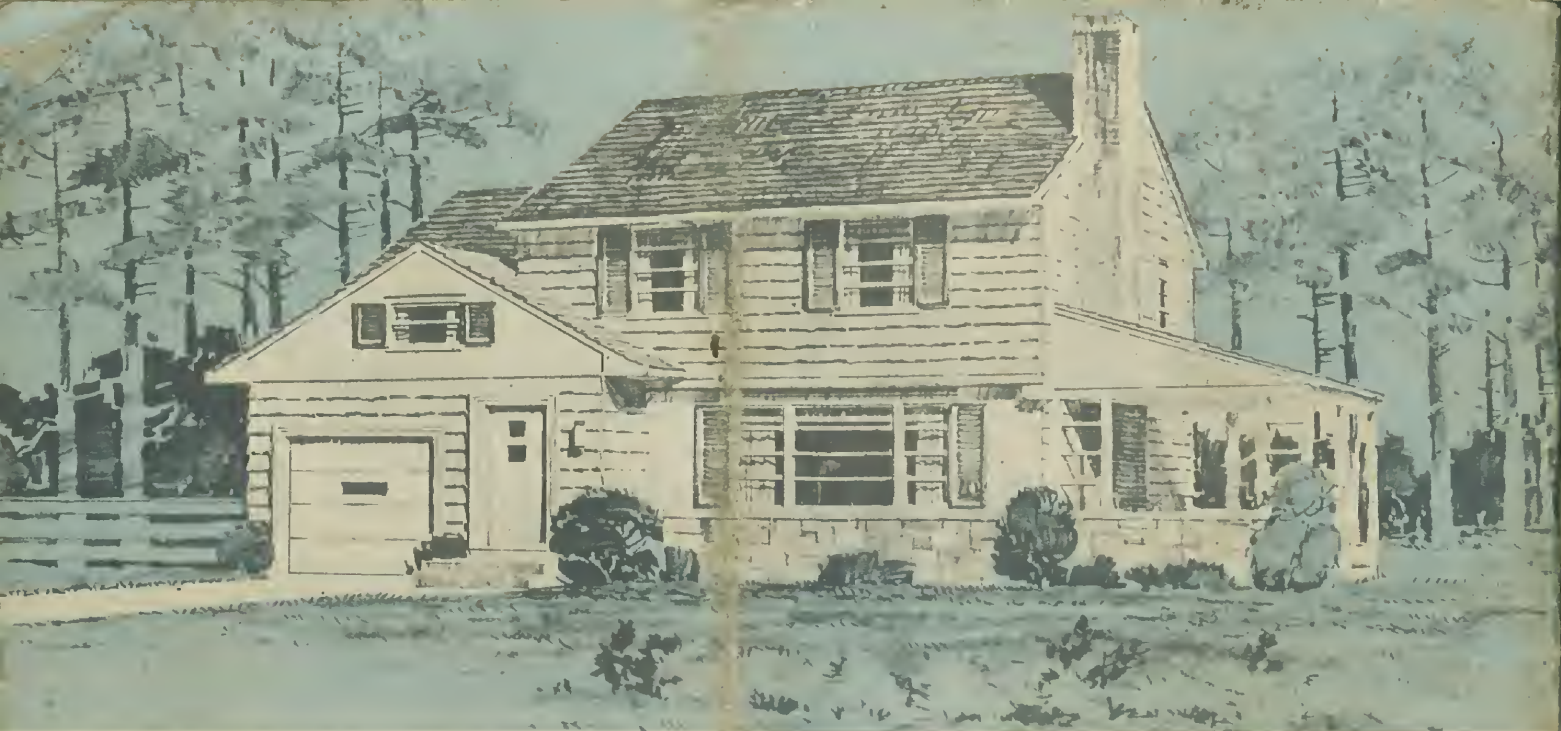
This is authentic ranch house styling — even to the corral fence on which Sis can click her heels and the neighbors tether their bronchos. Seriously, however, the fence encloses a delightful patio which deserves to be enlivened with a colorful umbrella and a few comfortable chairs.

Study of the floor plan will convince you of this design's exceptional livability. The master bedroom has its own bath and twin closets. The other bedrooms share a bath which also serves conveniently as a guest lavatory. From the front entrance it is unnecessary to pass through the living room to reach any part of the house. The dining room and living room are separated only by plant boxes which make them one great open area. And the "all-purpose" room may be study, sun-room, greenhouse or television room. It all depends upon your favorite hobby.

Overall Dimensions: 66'4" x 42'

Square Feet: 1700





## 2-STORY—with a ranch look

Design No. 570

If your need is for four bedrooms it is often wise — unless your budget is unlimited — to forego the one-story for a two-story home. A four bedroom house all on one floor begins to ramble a little bit out of control. Add the second story and you may have them — as in this design — within a perimeter of only 37' x 25'10". And the garage, believe it or not, is *within* those dimensions.

Nothing is sacrificed. On the first floor is a living room 24½' long—with fireplace, a big dining room, a roomy kitchen and a breakfast alcove.

The good sized side porch opens directly off the living room as it should. Entrance to the living room, is through a vestibule flanked by a coat closet. Upstairs are four bedrooms and a bath. The two larger bedrooms have two closets each.

**Overall Dimensions: 37' x 25'10"**  
(excluding side porch which  
adds 11' to the overall width)

**Square Feet: 789 1st floor (excl. garage)**  
**928 2nd "**

**1717 Total**







## *SPLIT LEVEL—RANCH HOUSE*

Design No. 571

*7 rooms—2 baths—2 car garage*

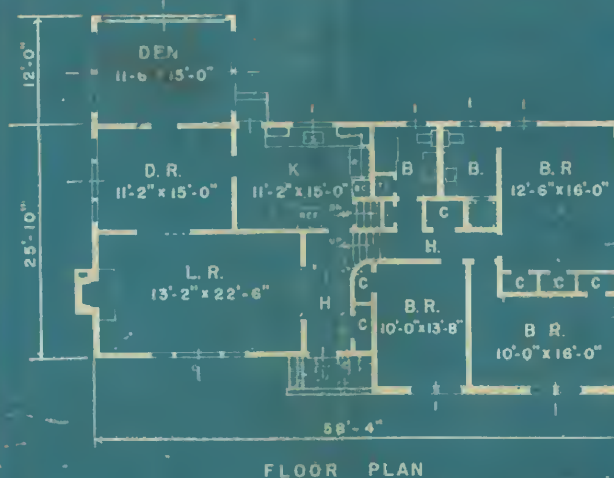
The ultimate in design and convenience for the family that needs a large house! Yet the popular split-level design, with its two-car garage under the bedroom wing, makes it an economical house for the accommodations it offers.

Three bedrooms, two baths, separate dining room and a glass enclosed den, library or television room make this House of the Month a perfect home for the discriminating family. The center hall with huge coat closet and gracefully curved stairway adds graciousness to entertaining.

Split-level houses do not need a sloping plot, (thousands of them are built on flat Long Island) but if your plot *does* have a slope to right or left, by all means select a two-level plan to take advantage of the natural ground contours. It is much cheaper to choose a plan that adjusts itself naturally to your plot levels than it is to move a lot of dirt and perhaps build retaining walls. And what is equally important, the finished effect is usually much better.

Overall Dimensions: 58'4" x 25'10" (without den)

Square Feet: 1750





## *FAMILY CHOICE FOR BETTER LIVING*

Design No. 572

Here is another family favorite, a ranch house consisting of seven rooms and including a two-car garage. There are two baths.

Three of the rooms are bedrooms. The den might serve as an occasional fourth bedroom when there are extra guests. Ordinarily it is more apt to be a television room and is shaped accordingly—24½' long. The other rooms include an efficiency U-type kitchen, dining room and an enormous living room 29' long. There are no less than ten closets, and book cases flank the living room fireplace. In the same room two virtually unbroken walls permit attractive placement of large pieces of furniture.

**Overall Dimensions: 56'2" x 33' 6"**  
(exclusive of garage and den.  
Add 25'6" to include these.)

**Square Feet: 1800**





# BUY YOUR ARCHITECT'S WORKING DRAWINGS

(Blueprints)

**WITH A MONEY BACK GUARANTEE And at amazing LOW COST!**

## GOOD ARCHITECTURAL DESIGN PAYS

Some builders will tell you they will "build you a house just like the one built for the Jones family." It is a great mistake for an owner to go ahead on any such indefinite basis.

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## HOUSE-OF-THE-MONTH PROGRAM

**T**HE MONTHLY SMALL HOUSE CLUB, INC., originators of the House-of-the-Month, is a guild devoted to the proper development of the popular-priced custom-built house. Its personnel comprises experts in the building, real estate, and bank promotional fields, as well as architects and engineers. Membership in the House-of-the-Month Plan is composed chiefly of banks, financial institutions and building material dealers throughout the country.

Each month these institutions introduce to their local communities the newly-designed house of that respective month. Sketches of elevations, blueprints, specifications, photographs, and bulletins are all available to the interested public, the local architects, builders, building supply dealers, and real estate brokers. The aim of this housing service is to satisfy an ever-increasing public demand for new and better designs of moderate-priced houses, to protect communities against jerry-built houses by raising the standards of quality, appearance, and construction of the small house, thus assuring the owner of a good house, and the lending institution of a sound mortgage. Extreme care and caution is devoted to the preparation of drawings and specifications to insure the use of proper materials and methods of construction.

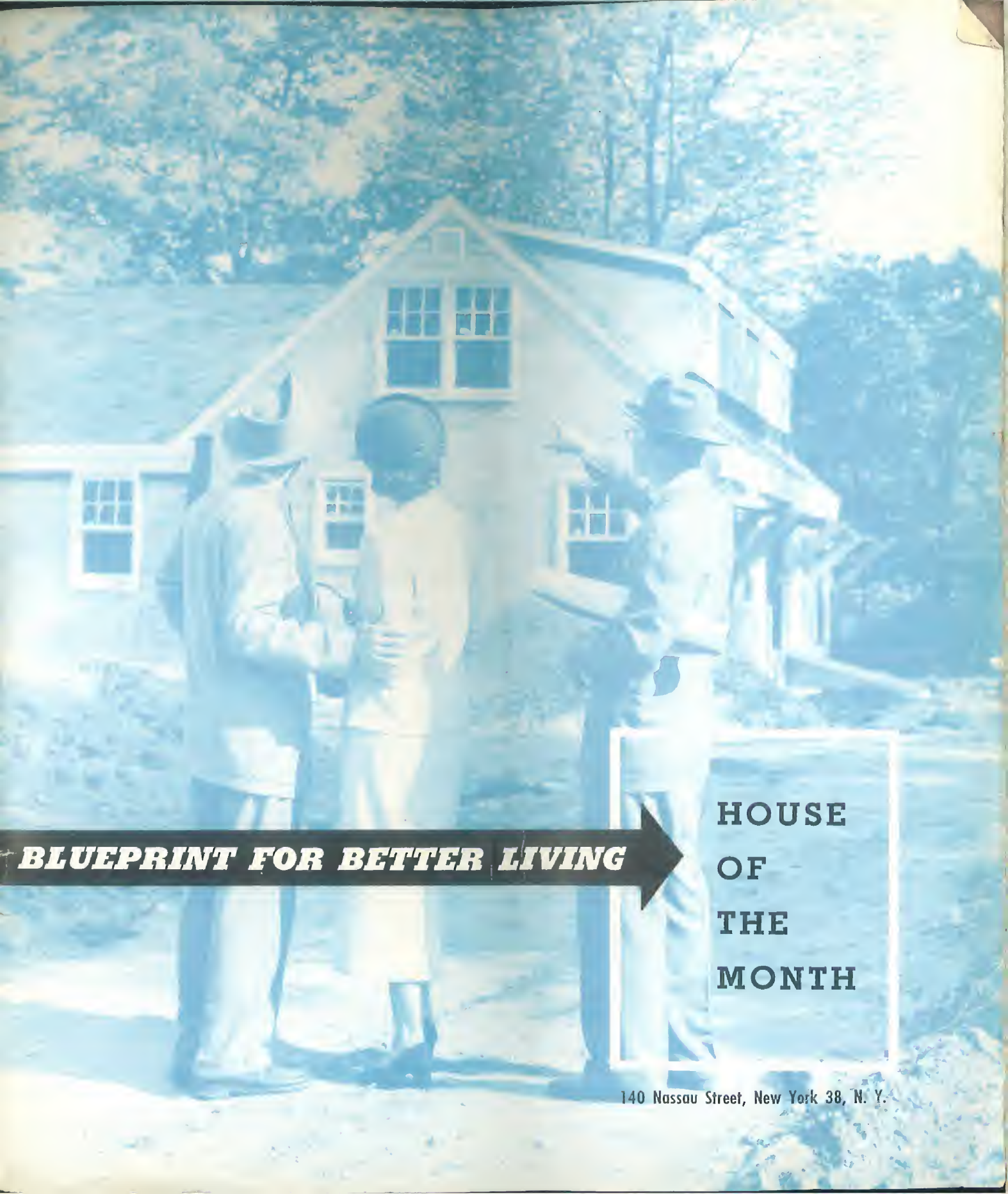
The Monthly Small House Club has been waging a battle for many years

for better home construction, and the use of the House-of-the-Month service by many hundreds of components of the building industry attests not only to the choice of houses and architecture that have been presented each month, but also to the public acceptance of these choices by tens of thousands of home planners from Bremerton to Bangor.

The Monthly Small House Club is proud to have the privilege of presenting through this book many of its houses that have won the badge of merit by being designated as Houses-of-the-Month. The service is much broader than just a stereotyped plan service, for it recognizes the fact that the particular requirements of each individual home owner vary greatly.

The houses shown in this book are therefore not a collection of photographs of houses, but instead the carefully selected reproductions of what the sponsors consider the best possible fashion review in the small house field. Attested by consulting architects for their design, complying with the requirements and standards of both government and commercial building authorities, and further endorsed by the public acceptance of banks and their customers throughout the nation, these houses are presented for your consideration in the hope that among the designs you will find your ideal home.





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